TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 02/25/2026

ITEM NO: 3

DATE: February 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for a Revision to the Approved Exterior Materials (Siding) on a Pre-1941 Residence on Property Zoned R-1:8. **Located at 445 Los Gatos Boulevard.** APN 529-20-006. Request for Review Application PHSTY-26-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner/Applicant: Nam Nguyen. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for a revision to the approved exterior materials on an existing single-family residence on property R-1:8, located at 445 Los Gatos Boulevard.

BACKGROUND:

An Architecture and Site application was submitted to the Town on June 9, 2021 for the proposed project, which includes relocation of the existing residence, construction of a second-story addition, and construction of a new detached garage. On June 23, 2021, the Committee recommended approval of the project, which was subsequently approved by the Development Review Committee on February 15, 2022. Building Permits for the project were issued by the Town on May 23, 2024 (Attachment 2). Construction is currently underway.

DISCUSSION:

The applicant has returned to the Committee requesting approval for revisions to the approved exterior materials. Specifically, the applicant requests changing the approved wood siding to a cementitious siding material. In their Letter of Justification, the applicant indicates that the proposed Hardie Artisan V-Groove fiber cement siding would replicate the historic siding material while providing enhanced fire resistance and durability (Attachment 1). The applicant also notes that the materials consistency with relevant sections of the Residential Design Guidelines.

PREPARED BY: Sean Mullin, AICP
Planning Manager

The Residential Design Guidelines provides the following recommendations related to materials:

3.8.1 Use high quality materials

- Use materials and mixes of materials that are consistent with the architectural style selected.
- Traditional materials, such as wood and stone, are most desirable, and strongly encouraged. However, the cost of materials and labor for many building components have led to the development of synthetic materials that are often hard to tell from the authentic ones. If any of these substitutes are selected, they must pass the test of looking like the authentic material at a distance of 3 feet if used on the first floor and 10 feet if used on the second floor.
- Avoid rough textured stucco in favor of a smooth sand finish.
- Composition roof shingles may be acceptable in lieu of wood shakes. However, shingles should be selected with a texture that is similar to other houses in the neighborhood.
- Use sustainable materials where appropriate.

4.8.2 Building Materials

- Composite, synthetic, metal, vinyl, plastic or fabricated/ imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision-making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs, and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.

CONCLUSION:

Should the Committee find merit in the proposed project, the Committee should forward a recommendation of approval to the Community Development Director. The proposed change to the project can be implemented with a revision to the issued Building Permits and the project would not return to the Committee.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design,

arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

___For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

ATTACHMENTS:

1. Letter of Justification
2. Approved Development Plans

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February 4, 2026

Town of Los Gatos – Community Development
Civic Center
101 E. Main Street
Los Gatos, CA 95030

Attn: Sean Mullins – Planner/Project Coordinator
Re: Application to Request for Approval of an Alternate Exterior Siding Material
APN: 529-20-006

Dear Historical Preservation Committee,

This Letter of Justification is submitted in support of our request for approval of an alternative exterior siding material pursuant to the Town of Los Gatos Residential Design Guidelines, specifically Sections 3.8.1 (Use High Quality Materials) and 4.8.2 (Building Materials – Historic Resources).

Existing Conditions and Design Intent

The existing residence incorporates traditional V-groove wood siding that contributes to the historic architectural character of the structure and the surrounding neighborhood. The intent of the project is to retain this established character while addressing current life-safety considerations through the use of an alternative material that is visually compatible with the original siding.

Proposed Alternative Material

We propose the use of **James Hardie Artisan Artisan V-groove fiber cement siding** as an alternative to the existing V-groove wood siding, a product line designed to replicate the historical material. This product has been selected because its **profile, scale, and overall appearance closely match** traditional V-groove wood siding, while providing enhanced fire resistance and durability.

Consistency with Residential Design Guidelines §3.8.1

Section 3.8.1 encourages high-quality materials that are consistent with the selected architectural style and recognizes that some modern substitute materials may be appropriate when they convincingly reflect traditional materials.

The proposed siding complies with this guideline in that:

- It is consistent with the home's historic architectural style and preserves its visual character.
- The material meets the guideline's authenticity, appearing similar to traditional wood siding when viewed from **approximately 3 feet at the first floor.**
- The smooth finish avoids rough textures and aligns with the Town's preference for refined exterior finishes.

Fiber cement is a durable and resilient material that supports sustainability while reducing fire risk.

Consistency with Residential Design Guidelines §4.8.2

Section 4.8.2 allows consideration of alternative materials on a case-by-case basis when the replacement is consistent with the appearance of the original material and when a lay person would be unlikely to discern the difference.

The proposed Hardie Artisan V-groove siding is consistent with this intent for the following reasons:

- The material utilizes a V-groove profile that closely reflects the **shape, size, dimension, texture and pattern** of the existing wood siding, maintaining the established facade pattern.
- When installed and painted, the material presents a **visually compatible appearance** with the original wood siding that a lay person would be unlikely to discern the difference.
- Use of the original wood siding material is not feasible due to **fire safety considerations**. Fiber cement siding provides improved fire resistance and enhanced life safety, which is consistent with Section 4.8.2's allowance for alternative materials when health and safety concerns are present.

Hardie Artisan V-groove closely matches the appearance of the original wood siding in profile, texture, and visual character such that a lay person would not perceive a difference, while also addressing critical fire safety and life-safety concerns that make reuse of wood infeasible.

Material Samples and Visual Comparison

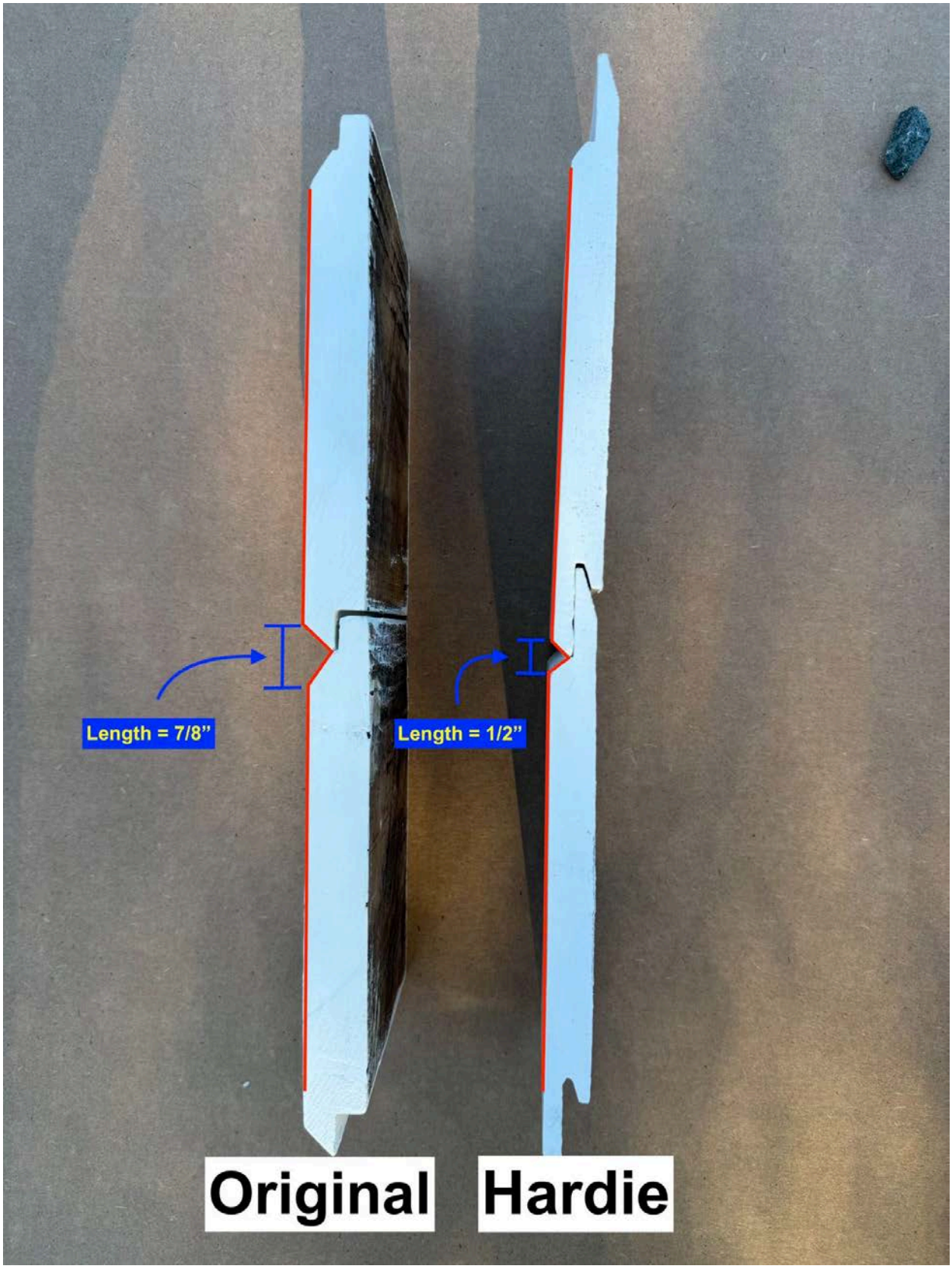
To substantiate the visual compatibility of the proposed material, we have provided the following documentation:

- Generative AI renderings depicting the residence with existing wood siding and the proposed James Artisan Hardie V-groove siding, viewed at a 3-foot distance, suggest a visually compatible appearance to traditional wood siding.

Note: *Images generated with AI for conceptual visualization purposes.*

- Physical samples of the existing wood siding and the proposed James Hardie Artisan V-groove fiber-cement siding are provided side by side in closeup view for front-elevation comparison, demonstrating consistency with the home's historic architectural style and preservation of its visual character.

- Detailed photographic documentation of both materials showing the profile, illustrating the dimensional and visual characteristics of each. The material utilizes a V-groove profile that closely reflects the shape, size, dimension, texture and pattern of the existing wood siding, maintaining the established facade pattern.


Length = 7/8”
Length = 1/2”
Original
Hardie

- The proposed siding matches the original in visible width and profile, and the minimal difference in thickness has no discernible visual impact from the primary elevation, making the replacement visually indistinguishable to a lay person once installed.

	ORIGINAL WOOD SIDING	JAMES HARDIE SIDING
Thickness	7 / 8 inch	5 / 8 inch
Width	7 inch (exposure)	7 inch (exposure)
Length	Varies	12 feet

Conclusion

The proposed Hardie Artisan V-groove fiber cement siding represents a thoughtful alternative that balances preservation of the residence's historic character with contemporary fire-safety considerations. While not identical to the original wood siding, the proposed material is visually compatible, appropriately scaled, and consistent with the intent of Residential Design Guidelines §§ 3.8.1 and 4.8.2.

Material samples, product specifications, and photographic examples are provided to assist the Town in evaluating the proposed alternative material.

We respectfully request approval of the proposed siding material.

Sincerely,

Nam Nguyen
Homeowner
[redacted]

REVISION

SYMBOLS and ABBREVIATIONS

∠	ANGLE	F.L.	FLOW LINE	P.I.V.	PRESSURE INDICATOR VALVE				T.	TREAD/TEMPERED
℄	CENTER LINE	FLASH.	FLASHING	PTN.	PARTITION	DBL.	DOUBLE		T.B.	TOP OF BEAM
ø	DIAMETER	FLR.	FLOOR	PL.	PLATE	DEPT.	DEPARTMENT	LAB.	LABORATORY	T.C.	TOP OF CURB OR CONCRETE
&	PLATE OR PROPERTY LINE	FLUOR.	FLUORESCENT	P. LAM.	PLASTIC LAMINATE	DET.	DETAIL	LAM.	LAMINATE	TEL.	TELEPHONE
&	AND	FNDN.	FOUNDATION	PLAS.	PLASTER			LAV.	LAVATORY	TEMP.	TEMPERED/TEMPORARY
@	AT OR ABOUT	F.O.C.	FACE OF CONCRETE	PLUMB.	PLUMBING			LAV.	LAVATORY	TERR.	TERRAZZO
'	FOOT	F.O.F.	FACE OF FINISH	PLWD.	PLYWOOD	D.F.	DRINKING FOUNTAIN	LB.	POUND	TEXT.	TEXTURED
"	INCH OR REPEAT	F.O.A.	FACE OF ALUMINUM	P.M.	PRESSED METAL	GF	DOUGLAS FIR	L.F.	LINEAL FEET	T&G	TONGUE & GROVE
#	POUND OR NUMBER	F.O.M.	FACE OF MASONRY	PNL.	PANEL	DIA.	DIAMETER	LLH.	LONG LEG HORIZONTAL	THK.	THICK
		F.O.P.	FACE OF "GPAC" PANEL	P.S.	PUSH-PULL	DIAG.	DIAGONAL	LLV.	LONG LEG VERTICAL	THRSH.	THRESHOLD
		F.O.S.	FACE OF STUDS	PT.	PAINT	DIM.	DIMENSION	L.P.	LOW POINT	T.L.	TOP OF LEDGER
A.B.	ANCHOR BOLT	F.R.P.	FIBERGLASS-REINFORCED PANEL	PREFAB.	PREFABRICATED	DISP.	DISPENSER/DISPOSAL	LT.	LIGHT	TOL.	TOILET
A.C.	ASPHALTIC CONCRETE	F.S.	FULL SIZE/FINISH SURFACE	PT.	POINT	DN.	DOWN	LT. WT.	LIGHT WEIGHT	T.P.	TOP OF PARAPET
A/C	AIR CONDITIONING	FT.	FOOT OR FEET			DO.	DITTO/REPEAT			T.S.	TOP OF STEEL
ACOUS.	ACOUSTICAL	FTG.	FOOTING	Q.T.	QUARRY TILE	DR.	DOOR	M.	MEN	T.W.	TOP OF WALL
ADJ.	ADJUSTABLE/ADJACENT	FURR.	FURRING			D.S.	DOWNSPOUT	MACH.	MACHINE	TYP.	TYPICAL
A.F.F.	ABOVE FINISH FLOOR	FUT.	FUTURE			D.S.P.	DRY STAND/PIPE	MAT.	MATERIAL	TRNSF.	TRANSFORMER
ALUM.	ALUMINUM	F.W.	FLAT/WALL	R.	RISER/RADIUS	DWG.	DRAWING	MAX.	MAXIMUM		
ANOD.	ANODIZED			R.A.	RETURN AIR	DWR.	DRAWER	M.B.	MAYHINE BOLT	U.B.C.	UNIFORM BUILDING CODE
APPROX.	APPROXIMATE	GA.	GUAGE/GAGE	RAD.	RADIUS			M.C.	MILLWORK CONTRACTOR	U.L.	UNDERWRITER'S LAB
ARCH.	ARCHITECTURAL	GALV.	GALVANIZED IRON	R.C.P.	REINFORCED CLAY PIPE			MECH.	MECHANICAL	UNFIN.	UNFINISHED
ASPH.	ASPHALT	GB.	GRAB BAR			(E)	EXISTING	MED.	MEDIUM	U.N.O.	UNLESS NOTED OTHERWISE
ASSY.	ASSEMBLY	GEN.	GENERAL			E.	EAST/ENAMEL	MEMB.	MEMBRANE	URIN.	URINAL
AC.T.	ACOUSTICAL TILE	G.C.	GENERAL CONTRACTOR	R.D.	ROOF DRAIN	EA.	EACH	MET.	METAL		
		GI.	GALVANIZED IRON	REC.	RECESS/RECEIVING	E.G.	EXISTING GRADE	MEZZ.	MEZZANINE		
		GL.	GLASS	RECPT.	RECEPTACLE	E.J.	EXPANSION JOINT	MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
BD.	BOARD	GLU-LAM	GLUE LAMINATED BEAM	REF.	REFERENCE	EL.	ELEVATION	MH.	MANHOLE	VEN.	VENEER
BITUM.	BITUMINOUS	GR.	GRADE	REFR.	REFRIGERATOR	ELEC.	ELECTRICAL	MIN.	MINIMUM/MINUTE	VENT.	VENTILATOR
BLDG.	BUILDING	GYP.	GYPSUM	REG.	REGISTER/REGULAR	ELEV.	ELEVATOR/ELEVATION	MISC.	MISCELLANEOUS	VERT.	VERTICAL
BLK.	BLOCK	GYP. BD.	GYPSUM BOARD	REINF.	REINFORCED	EMER.	EMERGENCY	M.L.& PL.	METAL LATH AND PLASTER	VEST.	VESTIBULE
BLKG.	BLOCKING			REQ.	REQUIRED	ENCL.	ENCLOSURE	M.O.	MASONRY OPENING	V.G.	VERTICAL GRAIN
BM.	BEAM			RESIL.	RESILIENT	E.O.S.	EDGE OF SLAB	MTD.	MOUNTED	V.I.J.	VERIFY ON JOB
B.M.	BENCHMARK	HC.	HANDICAPPED	R.H.	ROUND HEAD	EQ.	EQUAL	MUL.	MULLION	V.I.R.	VENT. THRU ROOF
BOT.	BOTTOM	H.B.	HOSE BIBB	RM.	ROOM	EQPT.	EQUIPMENT			V.W.C.	VINYL WALL COVERING
B/S	BOTH SIDES	H.C.	HOLLOW CORE			E.S.	EACH SIDE	(N)	NEW		
B.W.	BOTH WAYS	HD.	HEAD	S.C.	SOLID CORE	E.W.	EACH WAY	N.A.T.	NATURAL	W.	WEST/WOMEN
		HDR.	HEADER	SCHED.	SCHEDULE	E.W.C.	ELECTRIC WATER COOLER	NAT. GR.	NATURAL GRADE	W/	WITH
CAB.	CABINET	HDWD.	HARDWOOD	SECT.	SECTION	EXH.	EXHAUST	N.I.C.	NOT IN CONTRACT	W/SCT.	W/AINSCOT
C.B.	CATCH BASIN	HDWR.	HARDWARE	SERV.	SERVICE/SERVING	EXST.	EXISTING	NO.	NUMBER	W.C.	WATER CLOSET
CEM.	CEMENT	HGT.	HEIGHT	S.F.	SQUARE FOOT	EXP.	EXPANSION	NOM.	NOMINAL	WD.	WOOD
CER.	CERAMIC	H.M.	HOLLOW METAL	S.G.E.	SEMI-GLOSS ENAMEL	EXPO.	EXPOSED	N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
C.F.M.	CUBIC FEET PER MINUTE	HORIZ.	HORIZONTAL			EXT.	EXTERIOR			W.I.	WROUGHT IRON
C.I.	CAST IRON	H.P.	HIGH POINT							WO.	WITHOUT
C.J.	C.LG. JOIST OR CONTROL JT.	HR.	HOUR	SHT.	SHEET	F.A.	FIRE ALARM	O/	OVER	WP.	WATERPROOF
CLG.	CEILING	HVAC.	HEATING, VENT, AIR COND.	SHTG.	SHEATHING	F.AC.	FACTORY	O.A.	OVERALL/OUTSIDE AIR	W.R.	WATER RESISTANT
CLO.	CLOSET			SIM.	SIMILAR	F.D.	FLAT DAR	OBS.	OBSCURE	W.S.	WOOD SCREW
CLR.	CLEAR	I.D.	INSIDE DIAMETER/DIMENSION	SPEC.	SPECIFICATION	F.D.	FLOOR DRAIN	O.C.	ON CENTER	WT.	WEIGHT
C.M.U.	CONCRETE MASONRY UNIT	IN.	INCH	S.S.	STAINLESS STEEL	F.F.C.	FIRE EXTINGUISHER CABINET	O.D.	OUTSIDE DIAMETER/DIMENSION	W.W.M.	WELDED WIRE MESH
COL.	COLUMN	INCND.	INCANDESCENT	S/S	SERVICE SINK	F.F.	FINISH FLOOR/FACTORY FINISH	OFLOW	OVERFLOW		
COMPO.	COMPOSITION	INSL.	INSULATION	STA.	STATION	F.G.	FINISH GRADE/FIXED GLASS	OFF.	OFFICE		
CONC.	CONCRETE	INT.	INTERIOR	STD.	STANDARD	F.H.	FLAT HEADFIRE HYDRANT	OPNG.	OPENING		
CONN.	CONNECTION	INV.	INVERT	STL.	STEEL	F.H.C.	FIRE HOSE CABINET	OPP.	OPPOSITE		
CONSTR.	CONSTRUCTION			STOR.	STORAGE	FIN.	FINISH	OED.	ORDINANCE		
CONT.	CONTINUOUS			STRUCT.	STRUCTURAL	FIX.	FIXTURE	OZ.	OUNCE		
CONTR.	CONTRACTOR			SUSP.	SUSPENDED	F.J.	FLOOR JOIST				
CORR.	CORRIDOR	JAN.	JANITOR	SYM.	SYMMETRICAL						
C.R.B.	CRUSHER RUN BASE	JT.	JOINT	SKLT.	SKYLIGHT						
CSK.	COUNTERSINK	JST.	JOIST								
C.T.	CERAMIC TILE	K.D.	KNOCK-DOWN								
CYL.	CYLINDER	KIT.	KITCHEN								

PERSPECTIVE

VICINITY MAP - no scale

PROJECT DATA

PROJECT:	Nguyen Residence - Remodel & Addition
ADDRESS:	445 Los Gatos Blvd., Los Gatos, CA 95032
MUNICIPAL AUTHORITY:	Town of Los Gatos
COUNTY:	Santa Clara County
APN:	529-20-006
ZONING:	R1-8
SETBACKS:	FRONT 25 feet SIDES : 8 feet REAR : 20 feet

SCOPE OF WORK

- RELOCATION OF AND STRUCTURAL RETROFITS TO EXISTING ONE-STORY "HISTORIC" RESIDENCE ON TO NEW FOUNDATION
- REMODEL AND MAIN AND UPPER LEVEL ADDITION TO EXISTING "HISTORIC" RESIDENCE
- CONSTRUCTION OF DETACHED 3-CAR GARAGE
- DRIVEWAY PAVING AND RELATED IMPROVEMENTS
- BELOW GROUND RELOCATION AND EXTENSION OF EXISTING UTILITIES

IMPERVIOUS SURFACE - PROPOSED

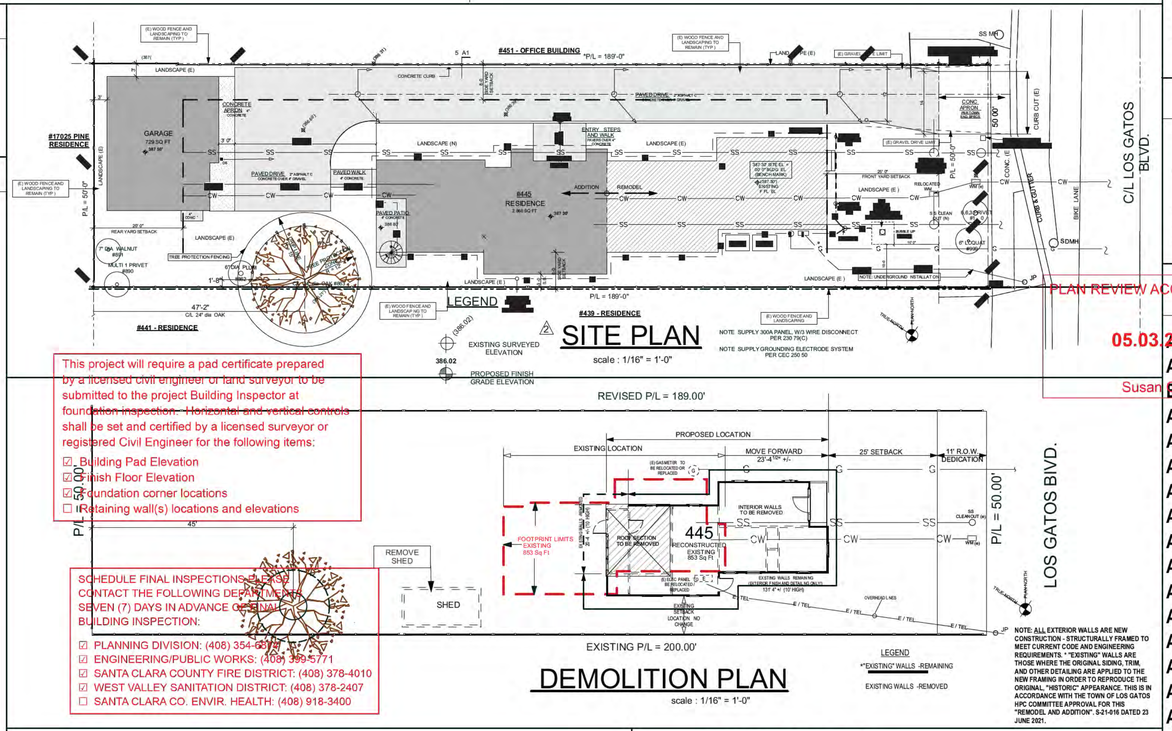
SITE AREA : 9,450.SQ.FT.
LOT COVERAGE:
RESIDENCE and GARAGE = 2,826 SQ.FT.
PORCH, WALK, ENTRY, PATIO = 197 SQ.FT.
DRIVEWAY = 2,490 SQ.FT.
TOTAL IMPERVIOUS = 5,577 SQ.FT.
PERCENTAGE IMPERVIOUS:59%

GENERAL NOTES

1. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES AND THE CALIFORNIA 2019 STANDARD BUILDING AND FIRE CODES, AS AMENDED BY THE AUTHORITY HAVING JURISDICTION. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE PLANS, THAT CODE OR CALL-OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
3. THE STARTING OF ANY WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
4. DIMENSIONS TAKE PRECEDENCE: DIMENSIONS TYPICALLY TO COLUMN CENTER LINES, FACE OF FINISH, FACE OF CONCRETE OR MASONRY, OR AS NOTED ON THE DRAWINGS.
5. BARRICADES SHALL BE ERECTED PER LOCAL DEPARTMENT OF BUILDING AND SAFETY AND AS REQUIRED FOR SECURITY.
6. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
7. ALL GLASS WORK SHALL COMPLY WITH CHAPTER 24 AND SKYLIGHTS COMPLY WITH CHAPTER 2409 OF THE UNIFORM BUILDING CODE, OR LOCAL BUILDING CODE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED WALLS (I.E. NO GAPS, HOLES, VOIDS, UNSEALED PENETRATIONS, ETC. BEYOND THAT WHICH CODE ALLOWS).
9. STRUCTURAL GENERAL NOTES: SEE STRUCTURAL DRAWINGS.
10. EXCAVATION:CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794-2521. **PRIOR TO EXCAVATION, THE EXCAVATION CONTRACTOR SHALL SUBMIT PROOF TO THE TOWN BUILDING INSPECTOR THAT SHOWS HE OR SHE HAS RECEIVED SUCH A PERMIT FROM DOSH.**
11. HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION, HVAC FAN SYSTEMS, IAQ (INDOOR AIR QUALITY VENTILATION), AND VERIFICATION OF EXISTING CONDITIONS. **PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.**
12. A HERS RATER MUST VERIFY THAT INSTALLED RANGE HOOD(S) ARE LISTED IN THE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY AND HAVE BEEN HVI-CERTIFIED AS MEETING ASHRAE 62.2 VENTILATION AND SOUND REQUIREMENTS. **PROVIDE EVIDENCE OF HERS VERIFICATION TO TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.**
13. WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ.FT. OF OCCUPIABLE SPACE - WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCINGTHE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW. (NOTE: IF MAKE-UP AIR FAN IS INSTALLED, IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN).
14. BUILDER TO PROVIDE HOME OWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, SECTION 10-103(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.
15. THE SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS AND THAT THE INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
16. PRIOR TO FIRST INSPECTION, DOCUMENTATION CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN TO BE PROVIDED.
17. A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA, INCLUDING ITEMS 1-10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN BUILDING.
18. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL CONTAINERS MUST REMAIN ON SITE FOR FIELD VERIFICATION BY BUILDING INSPECTOR.
19. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT:" ALL ADHESIVES, SEALANTS, ETC. (INCLUDING CARPETING, CUSHION, ADHESIVE, RESILIANT FLOORING SYSTEMS, AND WOOD PRODUCTS INSTALLED ON THE PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIRED IN CGBSC SECTION 4.504".
20. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING , CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.
21. NO IRRIGATED LANDSCAPING INCLUDED IN THIS PROJECT;
22. TREE FENCING TO BE INSTALLED WITH PICTURES UPLOADED TO TOWN OF LOS GATOS WEBSITE PRIOR TO PERMIT ISSUANCE.

BUILDING DEPARTMENT NOTES

1. **OCCUPANCY GROUP: R-3/U**
2. **CONSTRUCTION TYPE: V-B , SPRINKLERED**
3. **BUILDING CODE: 2019 CALIFORNIA RESIDENTIAL BUILDING CODE**
4. **PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE**
5. **MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE**
6. **ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE**
7. **ACCESSIBILITY CODE: 2019 CALIFORNIA BUILDING CODE**
8. **FIRE PREVENTION: 2019 NFPA 101 LIFE SAFETY CODE**
9. **GREEN BUILDING CODE: 2019 STANDARD CALIFORNIA CODE**



SITE PLAN

scale : 1/16" = 1'-0"

This project will require a pad certificate prepared by a licensed civil engineer or land surveyor to be submitted to the project Building Inspector at foundation inspection. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:

- ☑ Building Pad Elevation
- ☑ Finish Floor Elevation
- ☑ Foundation corner locations
- ☐ IRetaining wall(s) locations and elevations

SCHEDULE FINAL INSPECTIONS AND CONTACT THE FOLLOWING DEPARTMENTS SEVEN (7) DAYS IN ADVANCE OF FINAL BUILDING INSPECTION:

- ☑ PLANNING DIVISION: (408) 354-6874
- ☑ ENGINEERING/PUBLIC WORKS: (408) 399-5771
- ☑ SANTA CLARA COUNTY FIRE DISTRICT: (408) 378-4010
- ☑ WEST VALLEY SANITATION DISTRICT: (408) 378-2407
- ☐ SANTA CLARA CO. ENVIR. HEALTH: (408) 918-3400

DEMOLITION PLAN

scale : 1/16" = 1'-0"

CALCULATIONS

	EXISTING	PROPOSED	ALLOWABLE
LOT SIZE	*50'x200' = 10,000 s.f.	* 50'x189' = 9,450 s.f.	* NON-CONFORMING
BLDG. FLOOR AREA			
MAIN LEVEL	853 s.f.	2098 s.f.	
UPPER LEVEL	NONE	770 s.f.	
BASEMENT	400 s.f. ***	0 s.f.	*** DIRT "PIT"
GARAGE	NONE	729 s.f.	
COVERED PORCHES / PATIOS/APRON		499 s.f.	
TOTAL LOT COVERAGE	853 s.f.	3326 s.f. = 35.19%	3780 s.f. (40.0%)
ACCESSORY LOT COVERAGE	N/A	729 s.f. = 14.91%	734.4 s.f.(15%)
FAR (HABITABLE)	N/A	2868 s.f. = 30.30%)	2971 s.f. (31.44%)
FAR (GARAGE)	N/A	729.6 s.f. = 7.71%)	827 s.f. (8.75%)
MAX. HGT.(HABITABLE)	18'-7" +/-	27'-8"	30'-0"
MAX. HGT.(GARAGE)	NONE	15'-0"	15'-0"

PROJECT TEAM

STRUCTURAL ENGINEERING:
ARCHITECTURE BY DESIGN
MONTEPULCIANO,ITALY
TEL: (408) 987 1508
E MAIL: don@donschallock.com
CONTACT: DON SCHALLOCK ARCHITECT.

GEOTECHNICAL,SOILS, FOUNDATION ENGINEERING
AMERICAN SOIL TESTING & ENGINEERING
735 E. BROKAW ROAD
SAN JOSE, CA 95112
TEL: (408) 559 6400
E MAIL:
CONTACT: BRUCE EMAM, P.E.
REF. REPORT: #21 7654 S
and Amended _____

TITLE 24 (ENERGY) CONSULTANT:
FRANK IANNUCCI ENERGY CONSULTANT
21 HARRISON AVE., SUITE 210
CAMPBELL, CA 95008
TEL: (408) 866 1620
FAX: (408) 866 6832
E MAIL: adam@friconsulting.com
CONTACT: ADAM BAILEY
REF. REPORT : 0210679

OWNERS:
MR.& MRS. NAM and NIKKI NGUYEN
445 LOA GATOS. BLVD.
LOS GATOS, CA 95032
TEL: [redacted]
EMAIL: [redacted]
CONTACT: NAM & NIKKI NGUYEN

ARCHITECT:
ARCHITECTURE BY DESIGN
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TEL: (408) 987 1508
E MAIL: don@donschallock.com
CONTACT: DON SCHALLOCK

CIVIL ENGINEERING:
WESTFALL ENGINEERS, N.C.
14583 BIG BASIN WAY #3
SARATOGA, CA 95070
TEL: (408) 867 0244
E MAIL: HARRY@westf.com
CONTACT: HARRY BABICKA

ARBORIST:

PLAN REVIEW ACCEPTANCE
05.03.2024
Susan Burch

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A0.1 A0.2 :	CONDITIONS OF APPROVAL
A1.0 :	COVER SHEET/ SITE PLAN
BPCB:	BLUEPRINT FOR A CLEAN BAY
A1.1	EXISTING / PROPOSED SITE CONDITIONS
A2.0:	MAIN FLOOR PLAN
A3.0 :	UPPER FLOOR PLAN / ROOF PLANS
A3.1 :	REFLECTED CEILING PLANS
A4.0:	SCHEDULES
A5.0 :	EXTERIOR ELEVATIONS - RESIDENCE
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A7.0:	STAIR DETAILS
A8.0:	BUILDING SECTIONS
A9.0:	WALL SECTIONS
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A10.0:	ARCHITECTURAL DETAILS - WINDOW and DOOR
A11.0:	ARCHITECTURAL DETAILS - WALL and ROOF
A12.0	SPECIFICATIONS - ARCHITECTURAL
T-1:	ARBORIST REPORT / SPECIFICATIONS
C1.0,C2.0:	GRADING AND DRAINAGE / DETAILS
S1.0 :	SPECIFICATIONS
S2.0 :	TABLES / CHARTS / DETAILS
S3.0 :	FOUNDATION PLAN / MAIN FLOOR FRAMING
S3.1	FOUNDATION DETAILS
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T-24.1:	TITLE 24 ENERGY & LIGHTING
T-24.2:	TITLE 24 ENERGY & LIGHTING

COVER SHEET
MARCH 2023

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
XX-XX-XXXX
Sean Mullin
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

ENCROACHMENT PERMIT IS REQUIRED WHEN WORKING IN THE PUBLIC RIGHT-OF-WAY

ENGINEERING DEPARTMENT
41 MILES AVENUE, LOS GATOS
(408) 399-5771

Town of Los Gatos
BUILDING DIVISION
PLAN APPROVED
BY _____ DATE 05.23.2024
Plan check approval or documents does not authorize construction to proceed in violation of any federal, state, nor local regulations.

PLAN CHECK STAMP

REVISED:
1 October 2023
2 January 2024
3 April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
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Architect AIA
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(Montepu c ano, ta y)
Phone: 1.408.987.1508
E-Ma i : don@donscha ock.com
ARCHITECTURE by design

LICENSED ARCHITECT DONALD A. SCHALLOCK No. 17,888 REN. 7-31-24 STATE OF CALIFORNIA

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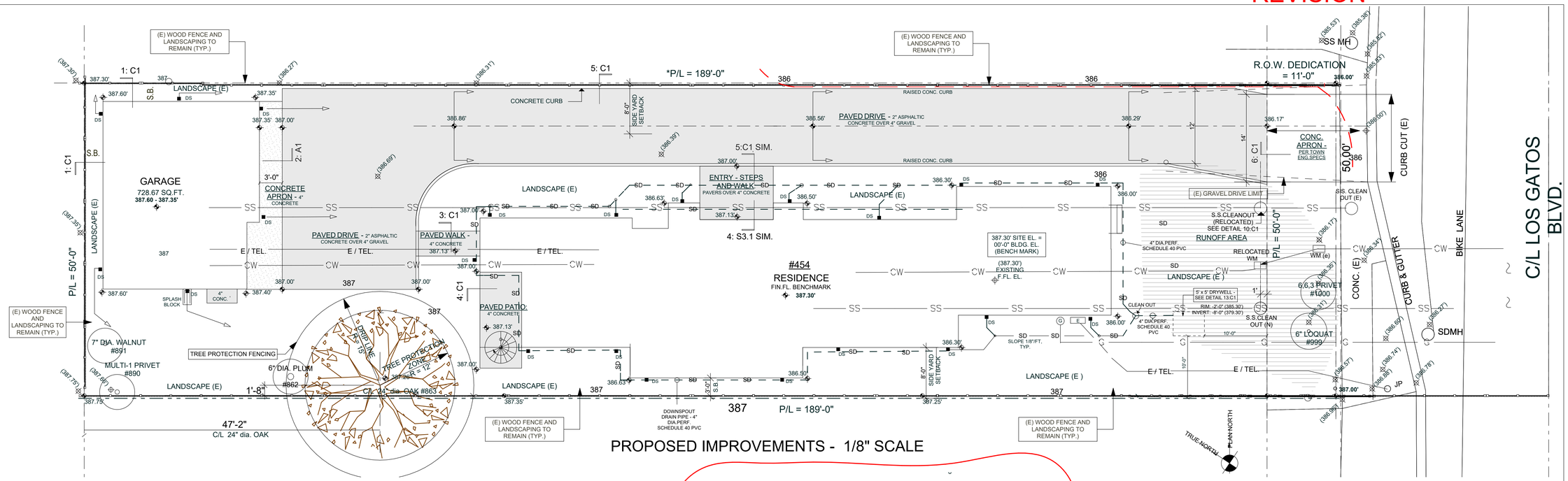
OF SIXTEEN

ATTACHMENT 2

REVISION



PROPOSED IMPROVEMENTS - 1/8" SCALE

CUT / FILL CALCULATIONS						
SITE ELEMENT	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		C/Y	
	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	15.12	19.50	0.50	0.60	19.50	15.12
BLDG. FOOTPRINT			EXEMPT			
LANDSCAPE	2.62	0.0	0.40	———	0.00	2.62
MISC. HARDSCAPE	5.35	3.16	0.62	0.34	3.16	5.35
GARAGE			EXEMPT			
TOTAL	23.09	22.66	------	------	45.65 TOTAL	

LEGEND

386.50' SPOT ELEVATION (PROPOSED)

SPOT ELEVATION (EXISTING , BY WESTFALL TOPOGRAPHIC SURVEY)

PROPOSED PERVIOUS SURFACE WATER RUNOFF AREA

1 FOOT CONTOUR (EXISTING/PROPOSED)

PLAN REVIEW ACCEPTANCE

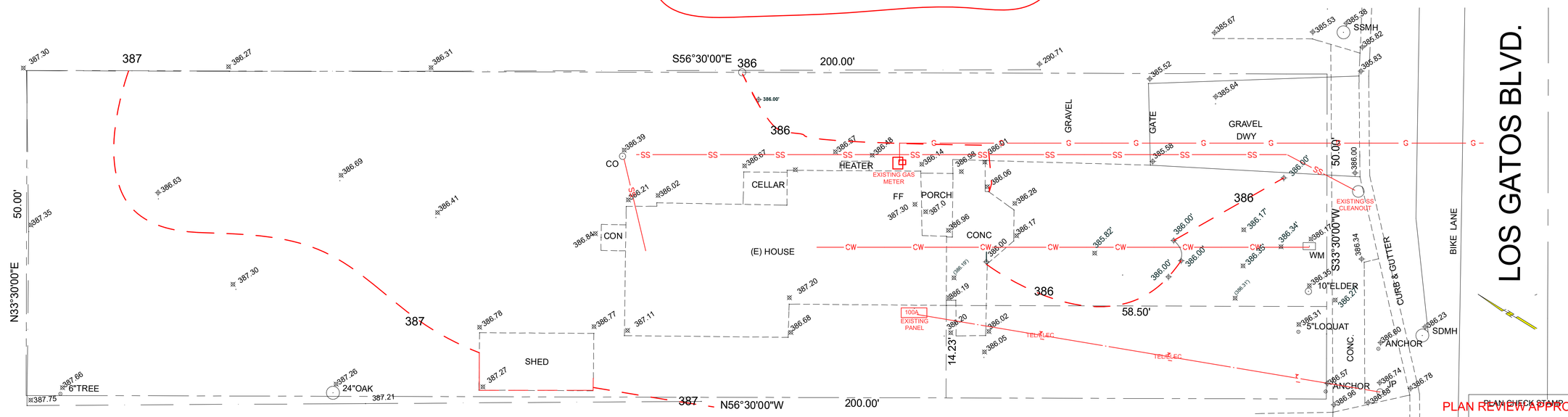
05.03.2024

Susan O'Brien

COMMUNITY DEVELOPMENT PLANNING DIVISION APPROVED

xx-xx-xxxx

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.



LEGEND:
BOUNDARY
CENTERLINE
IMPROVEMENTS
CONTOUR
FENCE
RETAINING WALL
EDGE OF PAVEMENT
SPOT ELEVATION (EXISTING) 386.23
EX. MANHOLE
UTILITY BOX
UTILITY POLE

BENCH MARK:
TOWN OF LOS GATOS LG41, ELEV.= 421.04', BRASS DISK LG#41 IN MONUMENT BOX ON LOMA ALTA AVENUE AND CROSS WAY

EXISTING SITE PLAN - 1/8" SCALE

EXISTING AND PROPOSED SITE CONDITIONS - LARGE SCALE

3 MARCH 2023

PLAN CHECK STAMP

PLAN REVIEW APPROVAL

05.23.2024

TOWN OF LOS GATOS BUILDING DIVISION

REVISED:
1 October 2023
2 January 2024
3 April 2024

ENGINEER'S STAMP

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don schallock
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ARCHITECTURE by design

LICENSED ARCHITECT RONALD A. SCHALLOCK NO. C-26566 REN. 7-31-24 STATE OF CALIFORNIA

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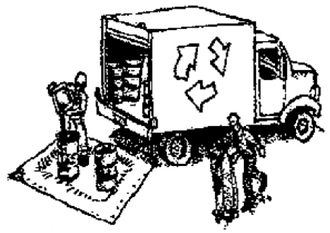
REVISION

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

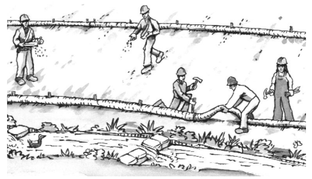
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

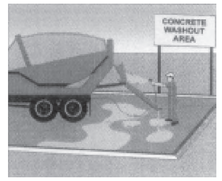
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

PLAN REVIEW ACCEPTANCE
05.08.2024
Susan O'Brien

Paving/Asphalt Work

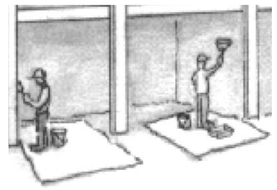
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

COMMUNITY DEVELOPMENT
PLANNING DIVISION
REVIEWED FOR ZONING COMPLIANCE
PLEASE NOTE: ANY MODIFICATION TO WHAT HAS BEEN APPROVED BY THE PLANNING DIVISION AS SHOWN ON THIS PLAN SET, EITHER ON THE PLANS OR IN THE FIELD, MAY REQUIRE A SEPARATE APPROVAL FROM THE PLANNING DIVISION PRIOR TO CONSTRUCTION.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

BLUEPRINT FOR A CLEAN BAY

Storm drain polluters may be liable for fines of up to $10,000 per day!

NOVEMBER 2022

PLAN CHECK STAMP
PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:

3. April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
445 Los Gatos Blvd., Los Gatos, CA 95032

don schallock
Architect AIA
ARCHITECTURE by design

LICENSED ARCHITECT
DONALD A. SCHALLOCK
No. C-17,523
REN. 7-31-22
STATE OF CALIFORNIA

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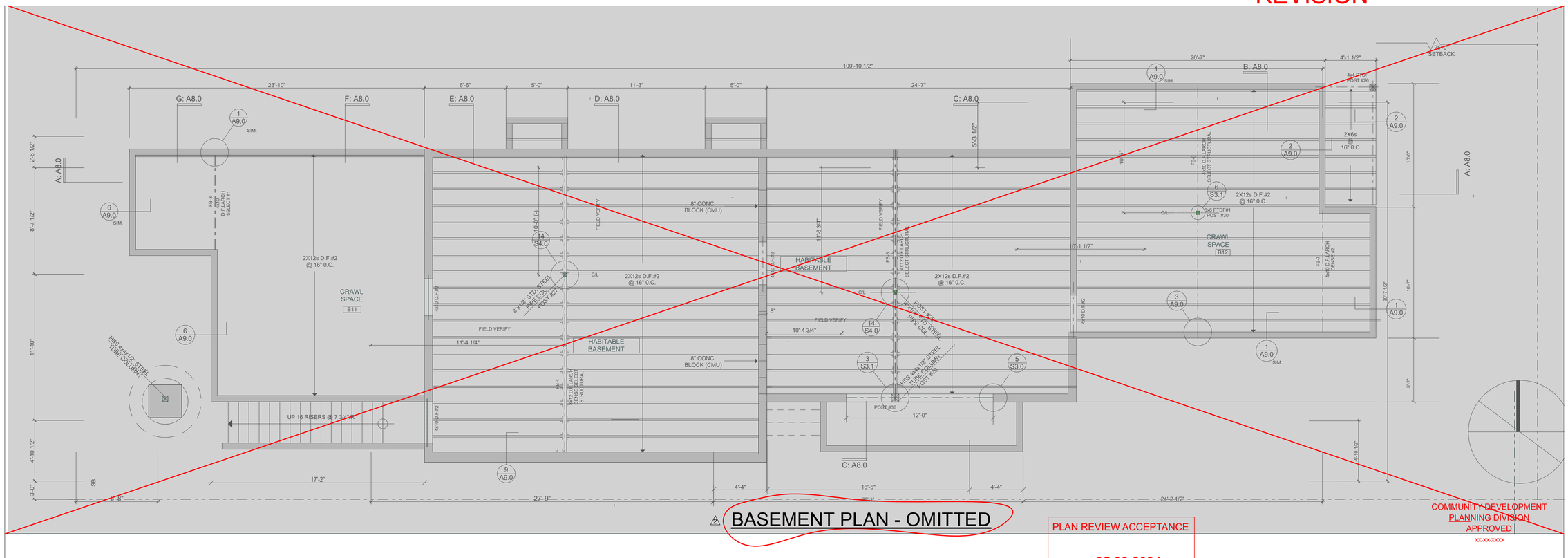
OF ONE

REVISION



BASEMENT PLAN - OMITTED

PLAN REVIEW ACCEPTANCE

05.03.2024

Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
xx-xx-xxxx

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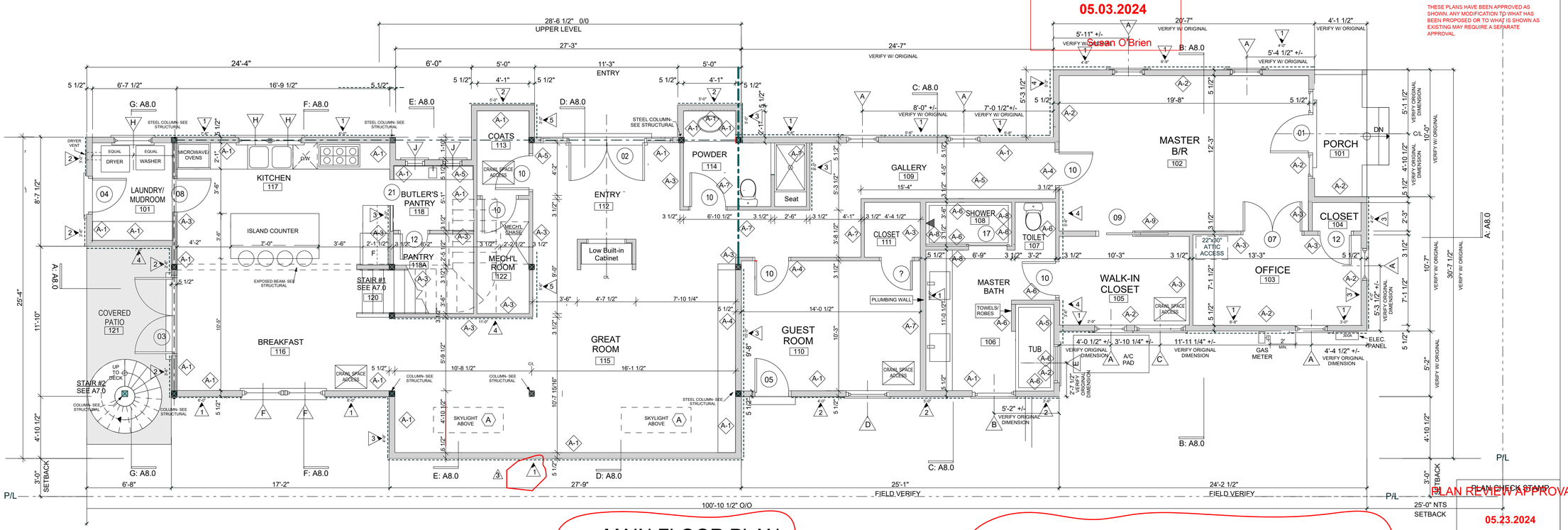

MAIN FLOOR PLAN
2,098 S.F.

MAIN FLOOR PLAN
1/4" SCALE

MARCH 2023

PLAN CHECK STAMP
PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:
1 October 2023
2 January 2024

ENGINEER'S STAMP

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LICENSED ARCHITECT RONALD A SCHALLOCK NO. C-17,522 REN. 7-31-24 STATE OF CALIFORNIA

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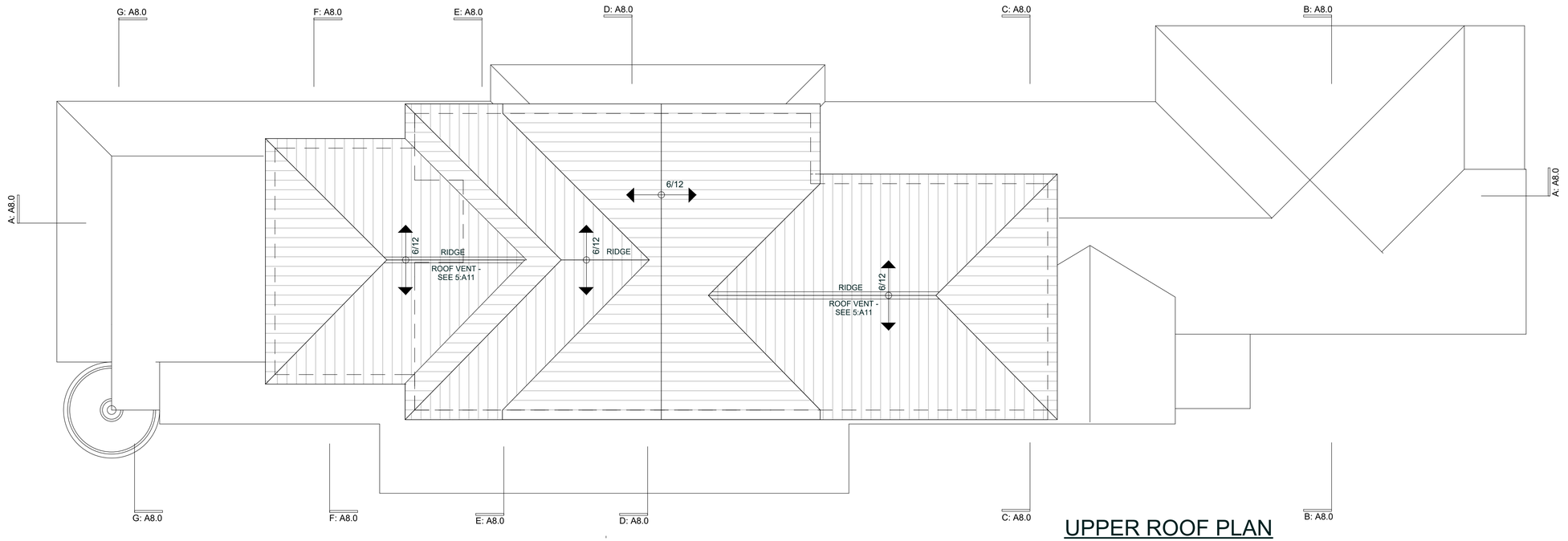
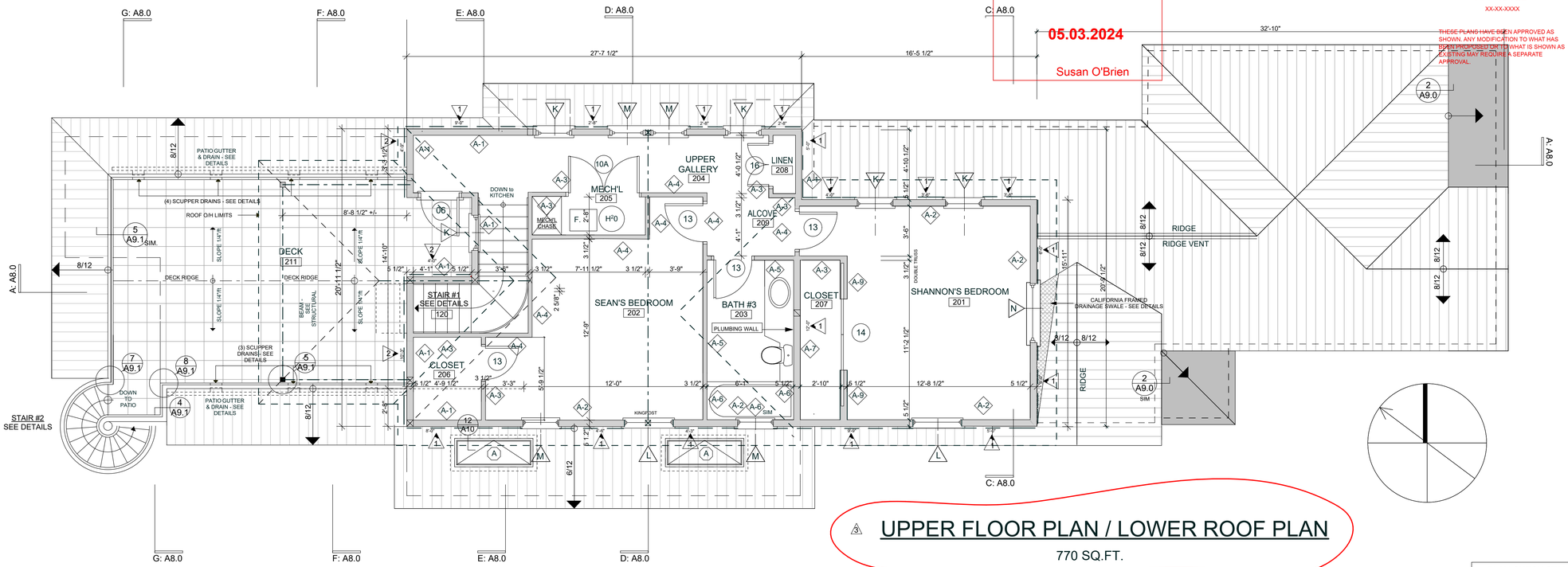
REVISION



UPPER ROOF PLAN



UPPER FLOOR PLAN / LOWER ROOF PLAN

770 SQ.FT.

PLAN REVIEW ACCEPTANCE

05.03.2024

Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
xx-xx-xxxx

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PLAN REVIEW APPROVAL

05.23.2024

TOWN OF LOS GATOS
BUILDING DIVISION

PLAN CHECK STAMP

UPPER FLOOR PLAN /ROOF PLANS

1/4" SCALE

MARCH 2023

REVISED:

1 October 2023
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3 April 2024

ENGINEER'S STAMP

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ARCHITECTURE by design

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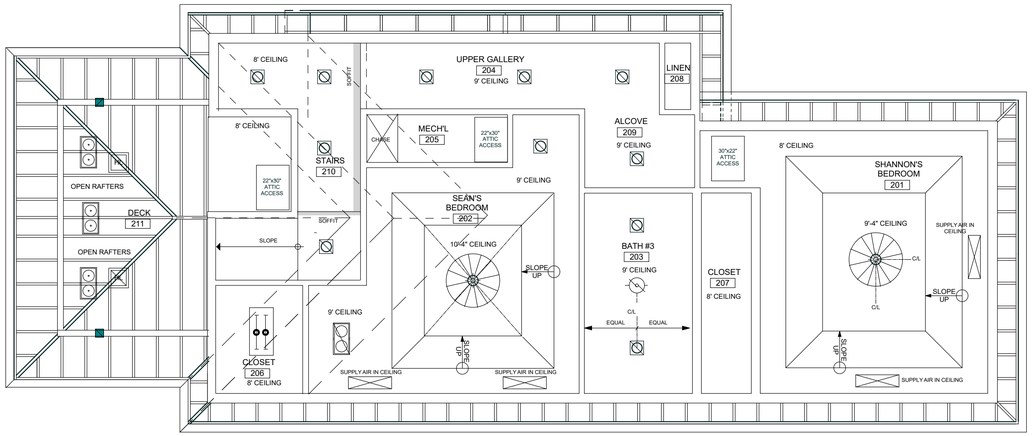
OF SIXTEEN

REVISION

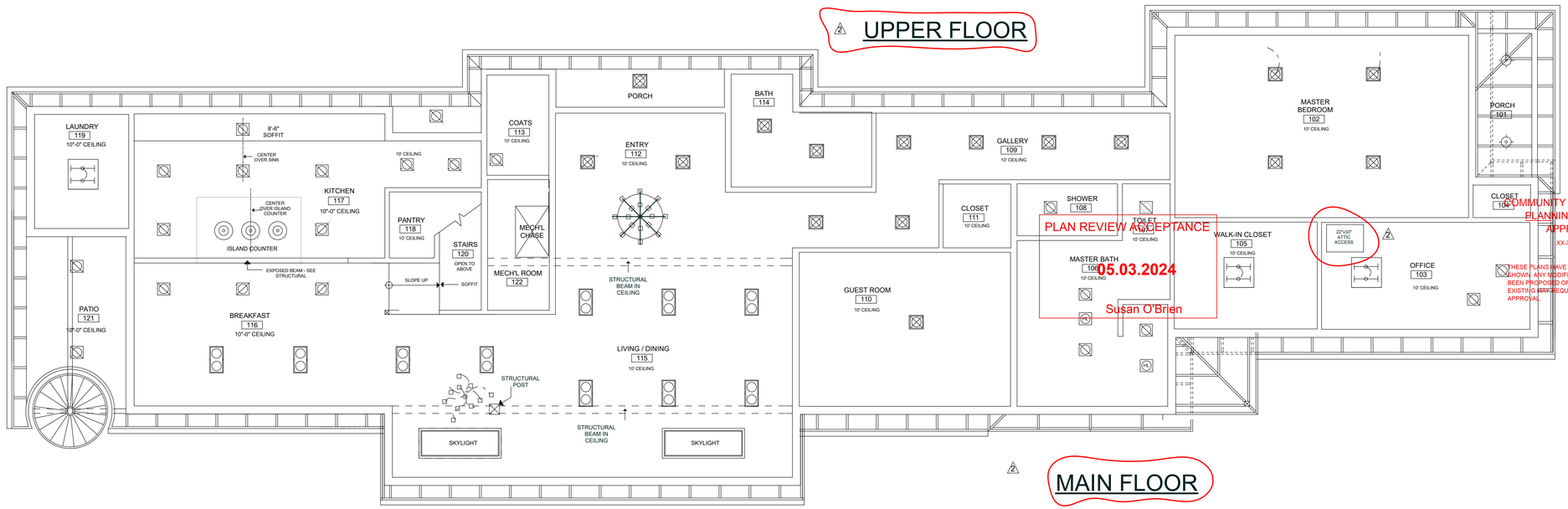


DETAILS / NOTES

NOTES

1. PROVIDE OUTLETS AS INDICATED & AS REQUIRED BY CODE.
2. PROVIDE GFCI OUTLETS AS REQUIRED BY CODE.
3. VERIFY & LOCATE ALL SWITCHES & FIXTURES IN FIELD W/ DESIGNER AND/OR CLIENT PRIOR TO INSTALLATION.
4. ALL SWITCHES TO BE ON DIMMERS UNLESS OTHERWISE INDICATED OR REQUESTED. 'D' DENOTES DIMMER LOCATION ON 3- AND 4-WAY SWITCHES.
5. PROVIDE COLOR BALANCED FLUORESCENT BULBS WITH INSTANT-ON.
6. CONTRACTOR TO VERIFY POWER REQUIRED FOR RANGE AND HOOD (110 OR 220).
7. PROVIDE ELECTRICAL SERVICE TO ALL APPLIANCES, HVAC EQUIPMENT ETC, AS REQUIRED.
8. VERIFY ELECTRICAL SERVICE AND CIRCUITS ARE ADEQUATE FOR THE PROPOSED WORK.
9. MODIFY AS REQUIRED.
10. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
11. PROVIDE ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY CODE.
12. 'X' DENOTES LOCATION OF EXISTING FIXTURE. ELECTRICAL BOX AND CONNECTION TO REMAIN. SEE SPEC FOR FIXTURE SELECTION.
13. NOTE: ALL LIGHTING TO BE HIGH EFFICACY.
14. PROVIDE ARC-FAULT PROTECTION AT ALL ROOMS AS REQUIRED BY 210.12 CEC
15. RECEPTACLES TO COMPLY WITH ARTICLE 406.8 CEC - TAMPER PROOF
16. PROVIDE GFI PROTECTION FOR ALL BATH AND ABOVE COUNTER RECEPTACLES AS REQ BY CODE
17. PROVIDE SEPARATE CIRCUITS FOR BATH (20 AMP), SMALL APPLIANCE CIRCUITS AT KITCHEN (2 @ 20 AMP), GARBAGE DISPOSAL, DISHWASHER, LAUNDRY (20 AMP) AND EXTERIOR HOT TUB AS NOTED AND REQUIRED
18. RECESSED LIGHTS TO BE AT & IC RATED AND CAULKED BETWEEN FIXTURE AND CEILING GYP BD
19. ALL CLOSET FIXTURES TO COMPLY W/ 410.8 CEC
20. PROVIDE OCCUPANCY SENSORS AT ALL BATHS
21. HVAC IN WEST ATTIC SPACE- PROVIDE ELECTRICAL, CARBON MONOXIDE DETECTORS AND SAFETY EQUIPMENT AS REQUIRED BY CODE
22. PROVIDE NECESSARY CIRCUITS AND LIGHTING CONTROL FOR EXTERIOR LIGHTING AS DETERMINED BY LANDSCAPING PLAN
23. ALL EXTERIOR LIGHT FIXTURES WILL COMPLY WITH TOWN CODE REQUIREMENTS TO UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO INSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHT FIXTURES ARE PREFERRED FOR SECURITY LIGHT FIXTURES.

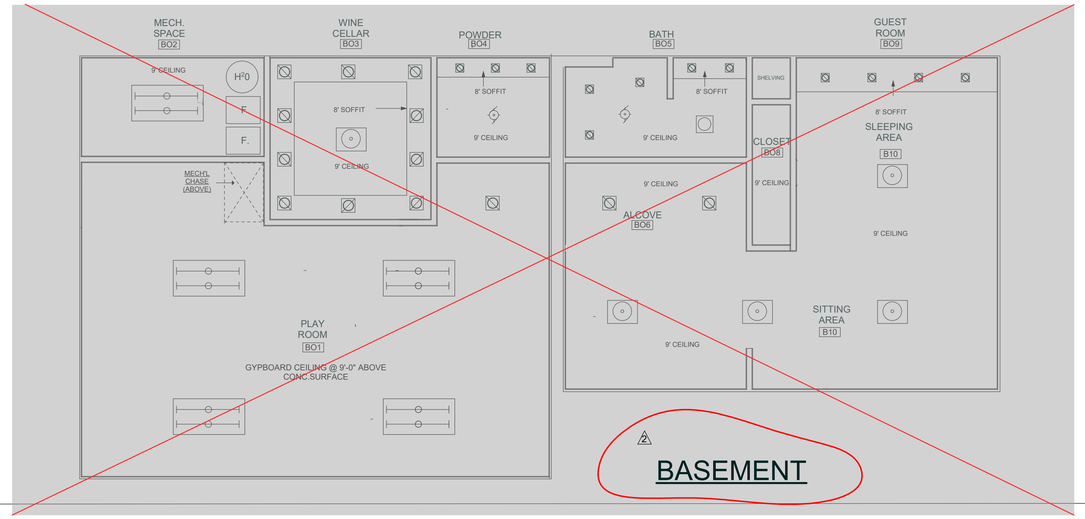
2 UPPER FLOOR



PLAN REVIEW ACCEPTANCE
05.03.2024
Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
XX-XX-XXXX
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

2 MAIN FLOOR



2 BASEMENT

2 REFLECTED CEILING PLANS

1/4" SCALE

MARCH 2023

PLAN CHECK STAMP
PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:
1 October 2023
2 January 2024
3 April 2024

ENGINEER'S STAMP

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ARCHITECTURE by design

LICENSED ARCHITECT
DONALD A SCHALLOCK
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REN. 7-31-24
STATE OF CALIFORNIA

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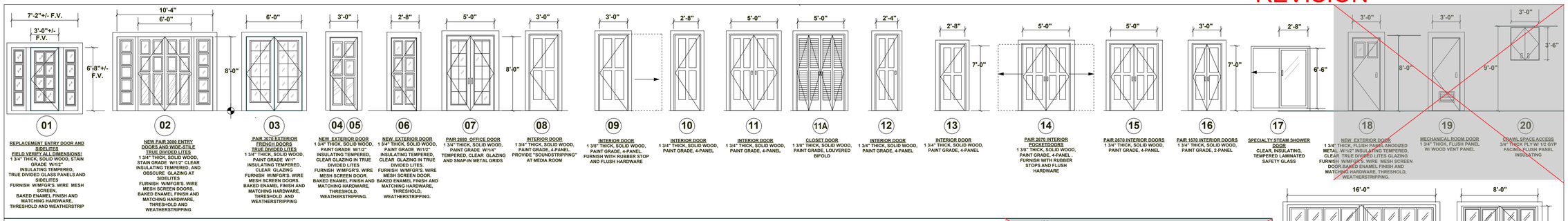
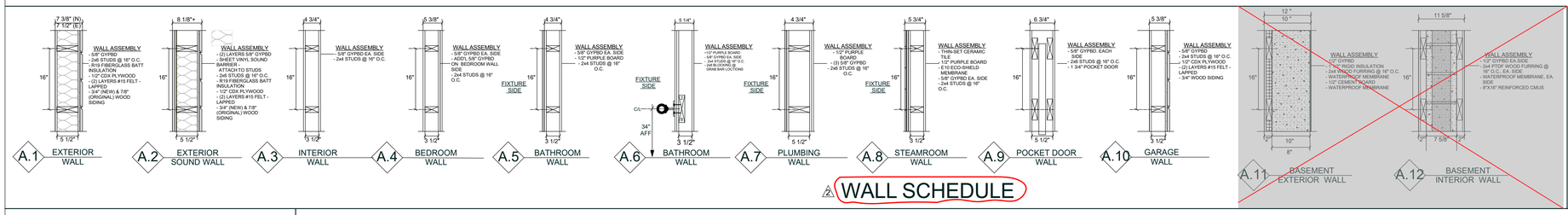
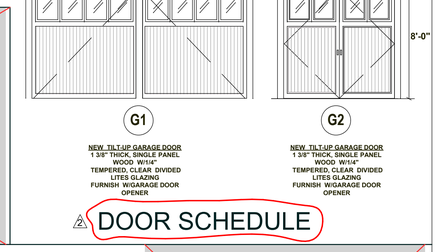
REVISION

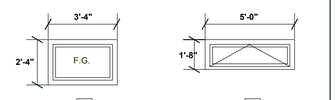




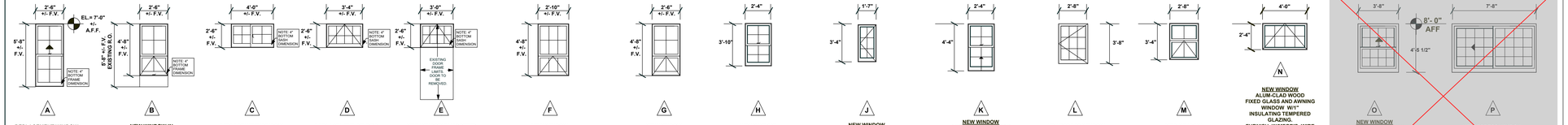
2 WALL SCHEDULE



2 DOOR SCHEDULE



SKYLIGHT SCHEDULE



2 WINDOW SCHEDULE

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2 ROOM FINISH SCHEDULE

NUMBER	NAME	FLOORS	BASE	WALLS	CEILING	BUILT-INS	REMARKS
B01	PLAY ROOM	CONCRETE	NONE [1]	UNPAINTED GYPBOARD - TAPED AND SANDED	9' HIGH - GYPBD.PANT	NONE [1]	NOTE 2: EXTERIOR WALLS TO BE INSULATED AND COVERED W/ 1/2" GYPBD. - UNFINISHED
B02	MECH'L RM.						
B03	WINE / CIGAR ROOM						
B04	POWDER ROOM						
B05	BATHROOM						
B06	ALCOVE						
B08	CLOSET						
B09	GUEST ROOM						
B10	SITTING AREA						
B11	CRAWL SPACE	MEMBRANE OVER CEMENT BOARD					
B12	CRAWL SPACE	MEMBRANE OVER CEMENT BOARD					
201	SHANNON'S BEDROOM	CARPET	8" WOOD	GYPBOARD - PAINT	VARIES - SEE CEILING PLAN	NONE	
202	CLOSET	CEDAR STRIPS				ROD & SHELF	
203	SEAN'S BEDROOM	CARPET				NONE	
204	CLOSET	CEDAR STRIPS				ROD & SHELF	
205	BATH #3	CERAMIC TILE	6" TILE	W/R GYPBD./CERAMIC TILE	9' CEILING	CABINETS, MIRROR	
206	GALLERY	HARDWOOD	8" WOOD	GYPBOARD - PAINT		NONE	
207	ALCOVE					NONE	
208	LINEN					CABINET, SHELVING	
209	MECH'L ROOM	COML. LINO. TILE	4" RUBBER			NONE	
210	STAIRS	HARDWOOD	6" WOOD			RAILINGS	
211	DECK	SLATE TILES	4" TILE	PAINT / STAIN	WOOD PANELS - HEIGHT VARIES - STAIN / PAINT	HANDRAILS	NOTE: STEEL SPIRAL STAIR AND RAIL INCLUDED AND INTEGRATED WITH DECK HANDRAIL SYSTEM
					8' CEILING		
G01	GARAGE	CONCRETE- SEAL	NONE	PAINT / STAIN	OPEN RAFTER	CABINET, SHELVING (B.O)	CUSTOM SKYLIGHT

MIRROR, CABINETS, ETC.

NUMBER	NAME	FLOORS	BASE	WALLS	CEILING	BUILT-INS	REMARKS
101	PORCH	2X6 REDWWOD	SEE REMARKS	SEE REMARKS	8' - CEDER STRIPS - PAINT	*CUSTOM HAND RAILS AND NEWEL POSTS	*NOTE: REUSE AND REPAIR OF SALVAGED MATERIALS
102	MASTER B/R	HARDWOOD	8" WOOD	*GYPBOARD - PAINT	10' HIGH - GYPBD.PANT	NONE	WALLS AND CEILING - SOUND INSULATE
103	OFFICE		4" WOOD			NONE	WALLS AND CEILING - SOUND INSULATE
104	CLOSET					ROD & SHELF	
105	WALK-IN		8" WOOD			CLOSET SYSTEM - B.O.	
106	MASTER BATH	CERAMIC TILE	6" CERAMIC TILE	CER. TILE / WATERPROOF GYPBOARD - PAINT		BASIN, CABINET, MIRROR	*GREEN BOARD" AT ALL CER TILE WALLS
107	TOILET	CERAMIC TILE	6" CERAMIC TILE			TOWEL BAR, PAPER HOLDER, ETC.	
108	*SHOWER	CAST TERAZZO			10' HIGH - WATERPROOF GYPBD.PAINT	SEAT, RECESSED SHAMPOO NICHE	NOTE: STEAM SHOWER - (B.O.)OFFSET SHOWER CONTROLS AND 2 NOZZLES
109	GALLERY	HARDWOOD	8" WOOD	GYPBOARD - PAINT	10' HIGH - GYPBD.PANT		
110	GUEST ROOM	HARDWOOD	8" WOOD	GYPBOARD - PAINT			
111	CLOSET	CEDAR STRIPS	4" CEDAR	GYPBOARD - PAINT/ CEDAR STRIPS		ROD & SHELF	
112	ENTRY	HARDWOOD/SLATE	8" WOOD	GYPBOARD - PAINT			
113	COATS	HARDWOOD	8" WOOD	GYPBOARD - PAINT		ROD & SHELVES (2)	
114	POWDER ROOM	CERAMIC TILE	8" WOOD	CER. TILE / WATERPROOF GYPBOARD - PAINT		BASIN, CABINET, MIRROR TOWEL BAR, PAPER HOLDER	*GREEN BOARD" AT ALL CER TILE WALLS
115	LIVING/DINING	HARDWOOD	8" WOOD	GYPBOARD - PAINT			
116	BKFST.			GYPBOARD - PAINT			
117	KITCHEN			* GYPBOARD - PAINT/ CER.TILE		CABINETS, APPLIANCES (B.O.)	INSTALL FLOOR DRAIN BY SINK
118	PANTRY		6" WOOD	GYPBOARD - PAINT		SHELVING, CABINETS (N.I.C.)	
119	LAUNDRY	HARDWOOD	8" WOOD	GYPBOARD - PAINT		CABINETS, APPLIANCES (B.O.)	**INSTALL FLOOR DRAIN BY WASHER**
120	STAIRS	BRUSHED CONCRETE		GYPBOARD - PAINT	VARIES- SEE DETAILS	HANDRAILS	
121	PATIO	SLATE TILES (B.O.)		WOOD SIDING - PAINT	10' HIGH - WATERPROOF GYPBD.PAINT		

2 SCHEDULES

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ARCHITECTURE by design

LICENSED ARCHITECT DONALD A. SCHALLOCK REG. NO. C-17583 REN. 7-31-24 STATE OF CALIFORNIA

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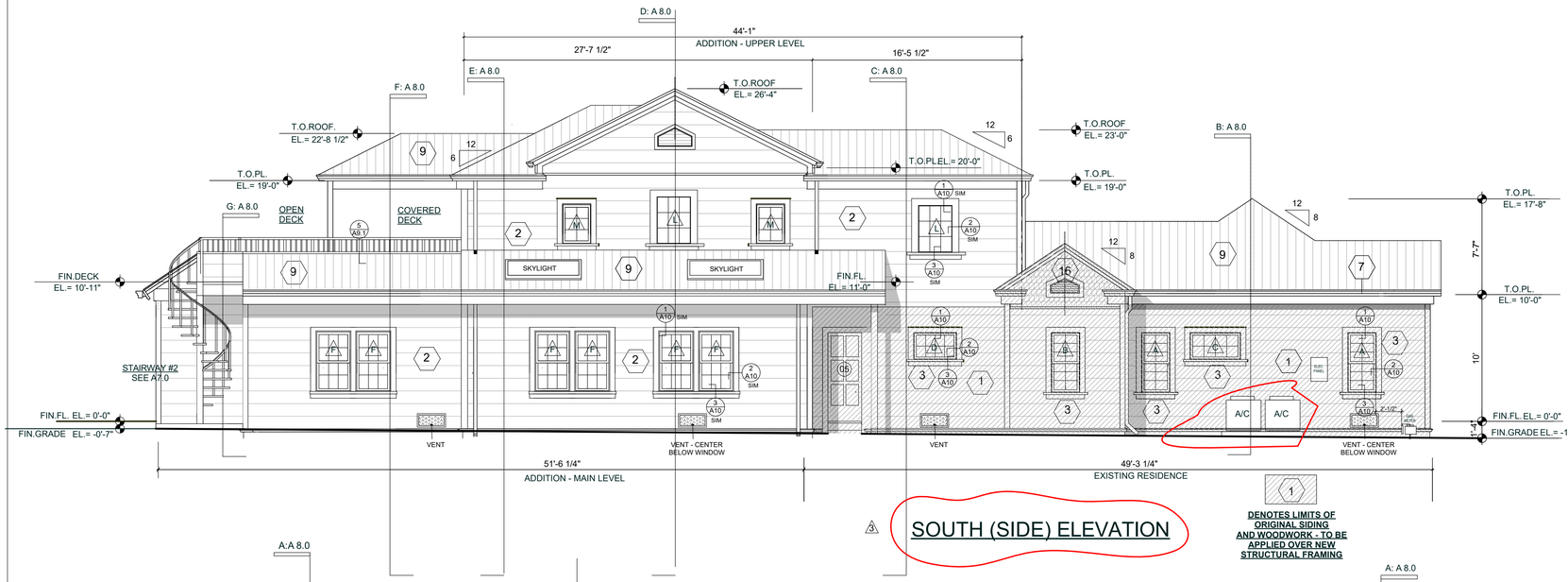
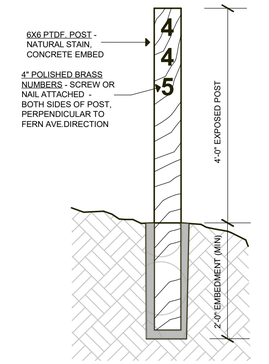


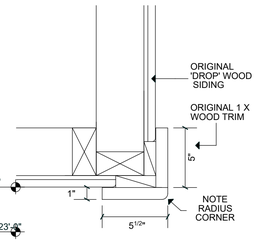
SOUTH (SIDE) ELEVATION

DENOTES LIMITS OF ORIGINAL SIDING AND WOODWORK - TO BE APPLIED OVER NEW STRUCTURAL FRAMING



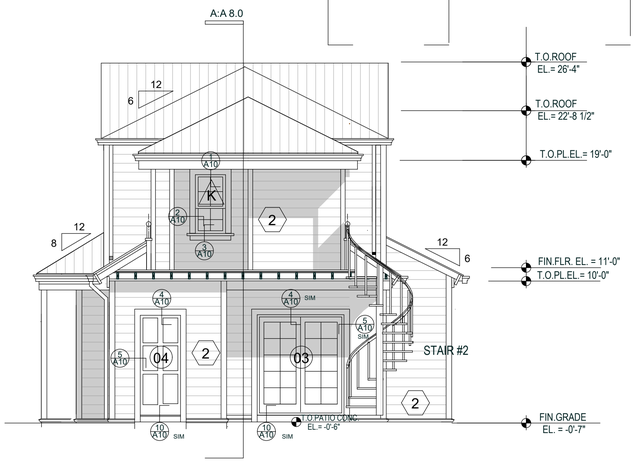
5 ADDRESS POST DETAIL

scale : 3/4 " = 1'

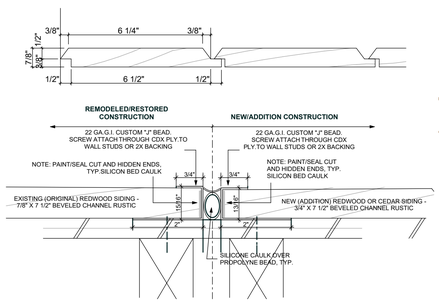


4 O.S.CORNER TRIM DETAIL (E & N)

2" = 1'-0"

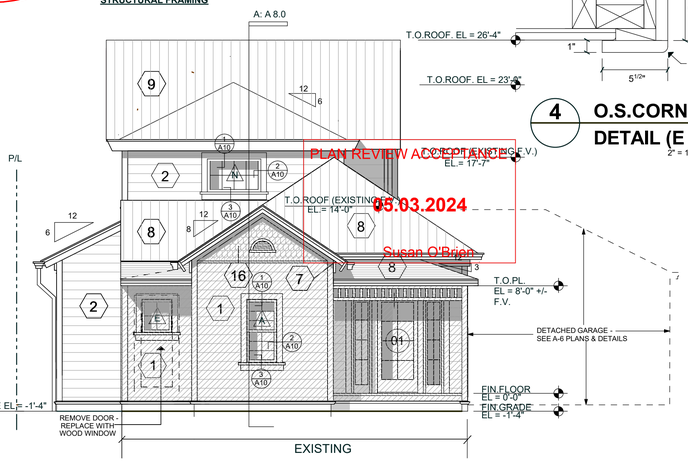


REAR (WEST) ELEVATION

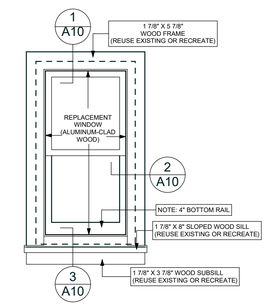


1 EXTERIOR SIDING DETAIL

NO.SCALE

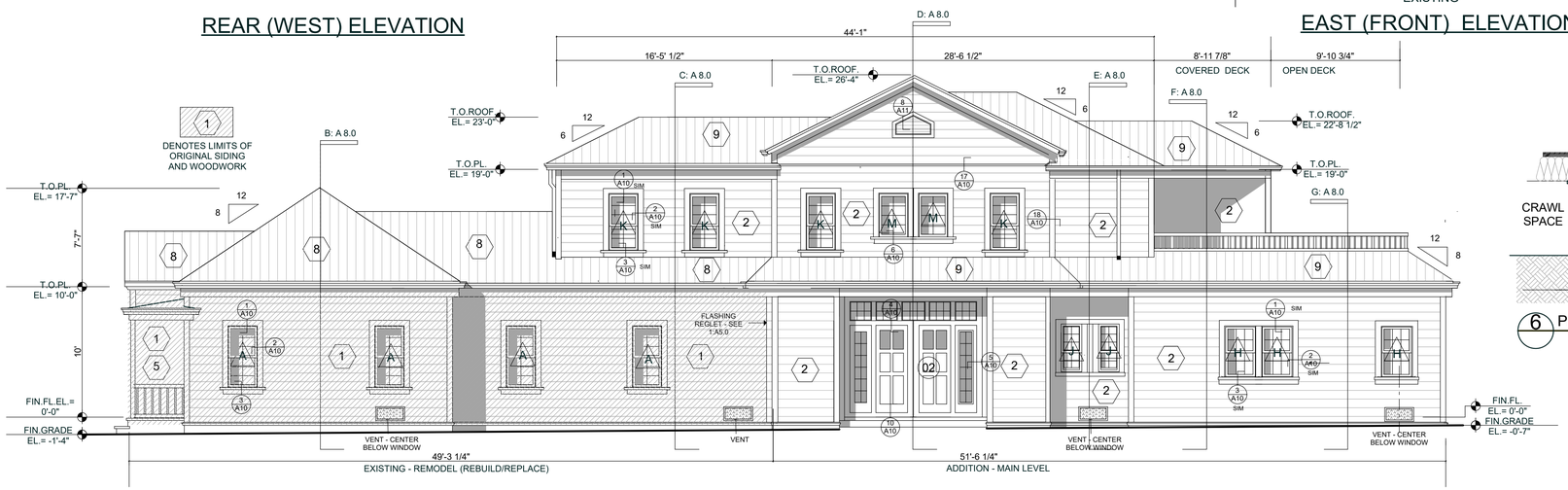


EAST (FRONT) ELEVATION

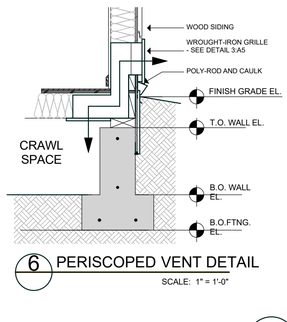


2 EXTERIOR TRIM DETAIL

NO.SCALE

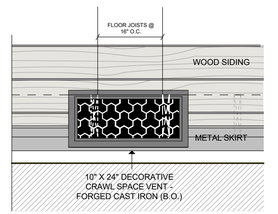


NORTH (ENTRY) ELEVATION



6 PERISCOPED VENT DETAIL

SCALE: 1" = 1'-0"



3 CRAWL SPACE VENT ELEVATION

SCALE: 3/4" = 1'

EXTERIOR ELEVATIONS - RESIDENCE

SCALE : 3/16" = 1'-0"

MARCH 2023

LEGEND

1. WALLS: RE-FRAMED APPLY ORIGINAL 1"x 8" HORIZONTAL SHIP-LAP SIDING . REPAIR/REPLACE AS NECESSARY
2. WALLS: NEW 1"x8" WOOD SIDING TO MATCH ORIGINAL.
3. WINDOWS: ORIGINAL SINGLE-HUNG WOOD W/ WIDE SASH AND FRAMES - REMOVE AND REPLACE W/ NEW ALUM. CLAD, INSULATING WOOD UNITS TO MATCH ORIGINAL IN APPEARANCE, SIZE AND LOCATION.
4. WINDOWS: NEW, SINGLE-,DOUBLE-HUNG, AND ALUM. CLAD, AND CASEMENT INSULATING WOOD UNITS TO MATCH ORIGINAL IN APPEARANCE,
5. DOORS: ORIGINAL WOOD W/ FIXED LITES, WIDE SASH AND FRAMES - REMOVE AND REPLACE W/ NEW, "CRAFTSMAN STYLE" WOOD UNITS AND INSULATING GLASS LITES TO MATCH ORIGINAL IN APPEARANCE, SIZE AND LOCATION.
6. DOORS: NEW, "CRAFTSMAN STYLE" WOOD UNITS AND INSULATING GLASS LITES W/ WIDE SASH AND FRAMES - TO MATCH ORIGINAL IN APPEARANCE.
7. EAVES, GUTTERS, FASCIA: REPAIR OR REPLACE TO MATCH ORIGINAL IN MATERIAL, SIZE, AND APPEARANCE.
8. ROOF: ORIGINAL , REMOVE AND REPLACE ASPHALT SHINGLES (NON-ORIGINAL)W/ METAL, STANDING SEAM ROOF PANELS.
9. ROOF: NEW - METAL, STANDING SEAM ROOF PANELS.SEE A12 SPECS
12. GABLE TRIM: NEW, WOOD 1/2"X3" VERTICAL STRIPS.
13. SKYLIGHT: LOW-PROFILE, OPERABLE, ALUM. CLAD WOOD UNITS TO MATCH ORIGINAL
15. PORCH: EXISTING GINGERBREAD SPINDLE WORK, WOOD POSTS AND TRIM - REPAIR AS REQUIRED.
16. GABLE: EXISTING DECORATIVE WOOD SHINGLES AND ATTIC VENT - REPAIR AS REQUIRED

PLAN REVIEW ACCEPTANCE
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TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
REVIEW NOTE: ANY CHANGES TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

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ARCHITECTURE by design

LICENSED ARCHITECT RONALD A SCHALLOCK NO. C-17,523 REN. 7-31-24 STATE OF CALIFORNIA

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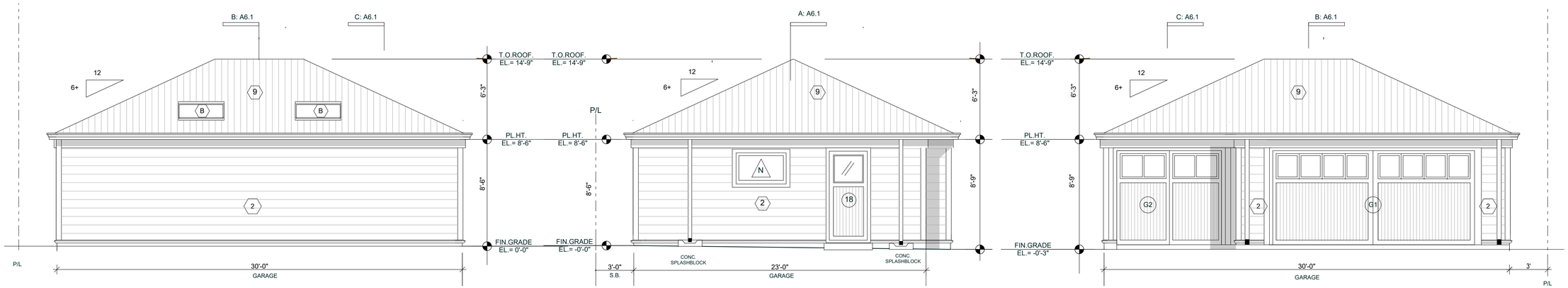


REAR (WEST) ELEVATION

SCALE : 1/4 = 1'-0"

SIDE (SOUTH) ELEVATION

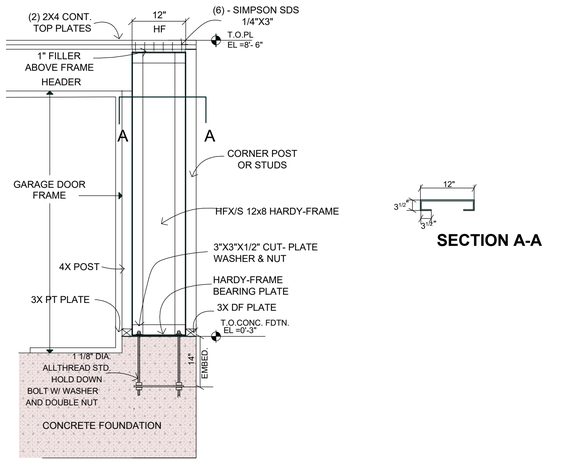
SCALE : 1/4 = 1'-0"

FRONT (EAST) ELEVATION

SCALE : 1/4 = 1'-0"

SIDE (NORTH) ELEVATION

SCALE : 1/4 = 1'-0"



SECTION A-A

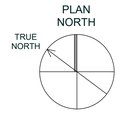
1 HARDI-FRAME DETAIL

NO SCALE

FLOOR PLAN

SCALE : 1/4 = 1'-0"

729 SQ.FT.



ROOF PLAN

SCALE : 1/4 = 1'-0"

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GARAGE PLANS/ELEVATIONS/ DETAILS

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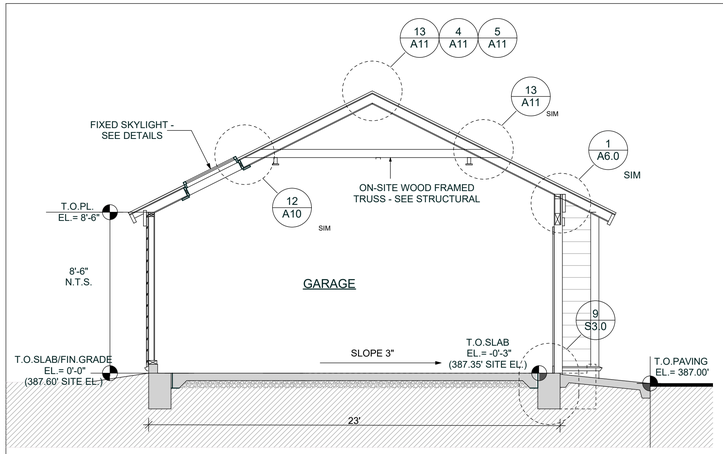
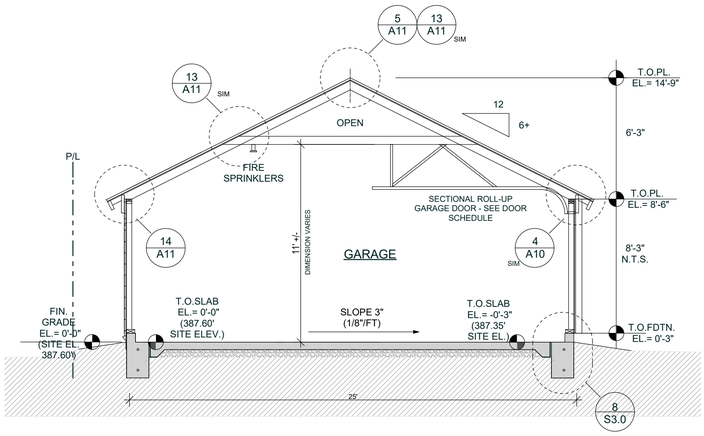


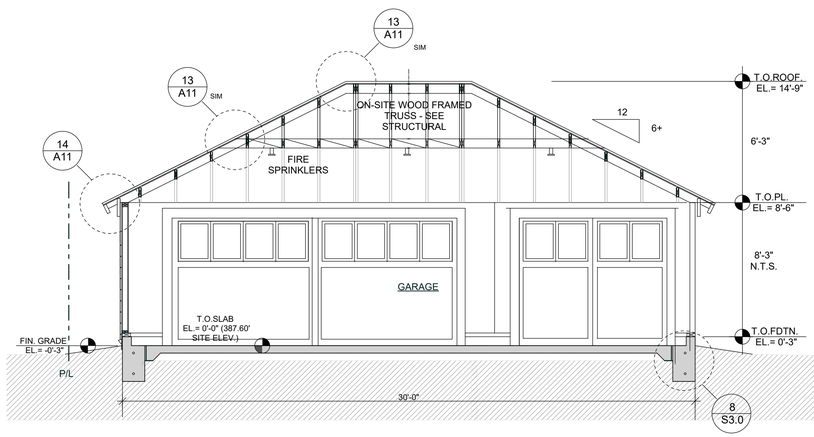
SECTION C

1/4" = 1'-0" SCALE



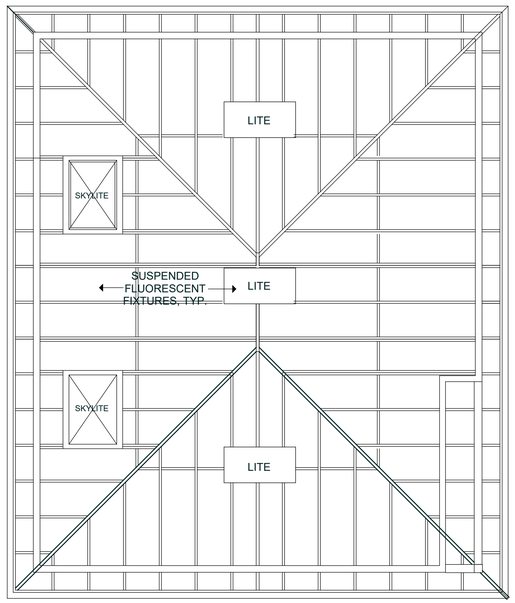
SECTION B

1/4" = 1'-0" SCALE



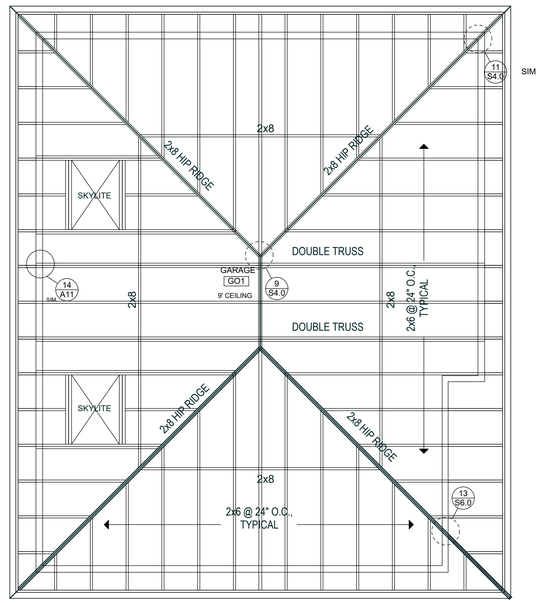
SECTION A

1/4" = 1'-0" SCALE



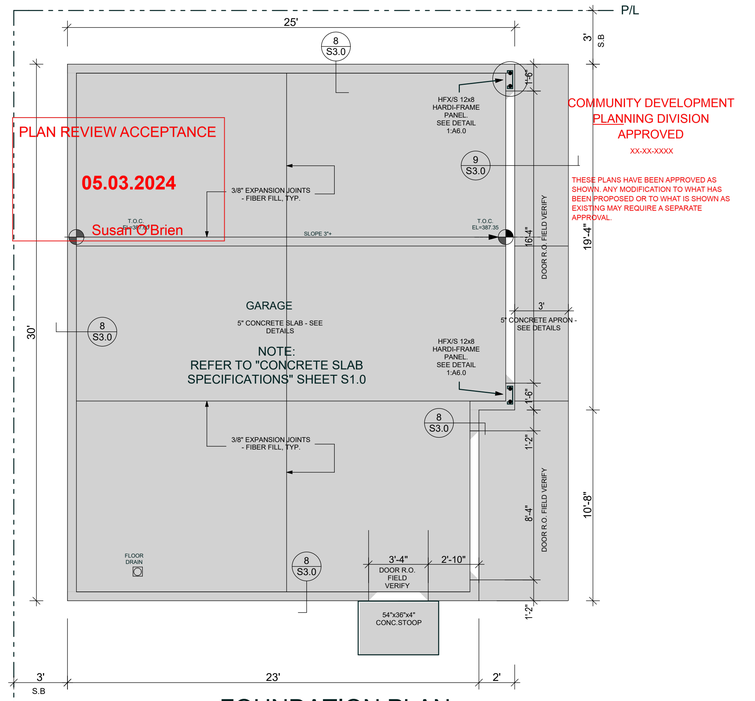
REFLECTED CEILING PLAN

1/4" = 1'-0" SCALE



FRAMING PLAN

1/4" = 1'-0" SCALE



FOUNDATION PLAN

1/4" = 1'-0" SCALE

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PLAN NORTH
TRUE NORTH

GARAGE FOUNDATION & FRAMING DETAILS

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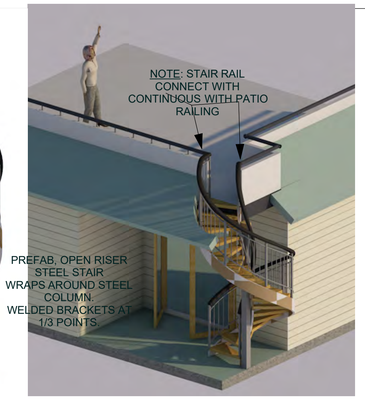
E-Mail: don@donschallock.com
ARCHITECTURE by design

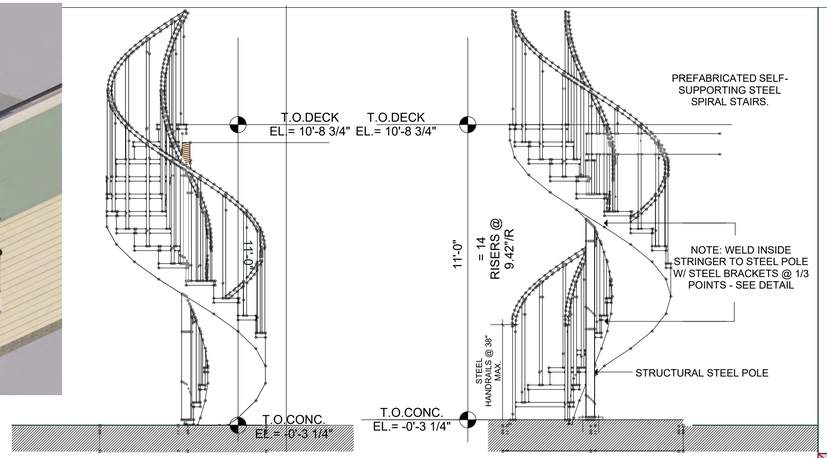
LICENSED ARCHITECT
DONALD A. SCHALLOCK
NO. C-17,523
REN. 7-31-24
STATE OF CALIFORNIA

PAGE
A6.1
OF SIXTEEN

REVISION

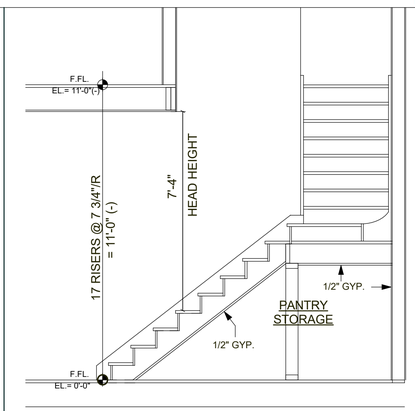


PERSPECTIVES

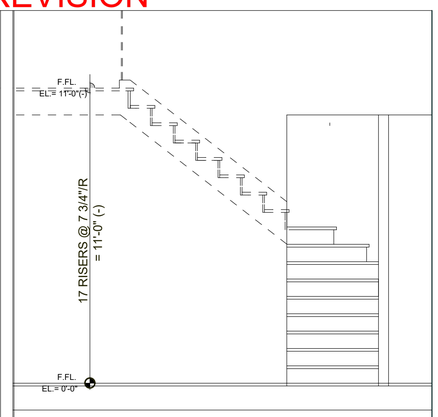


SOUTH ELEVATION

WEST ELEVATION



SECTION



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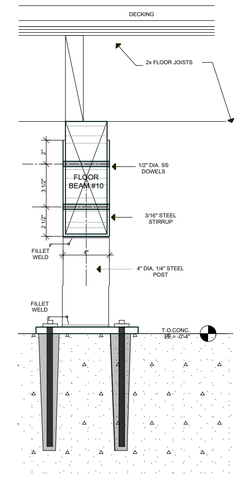
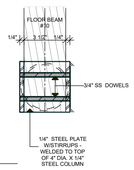
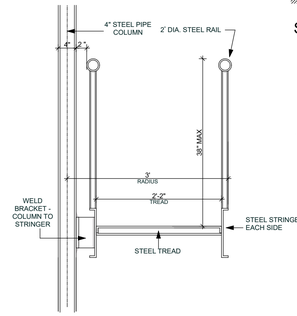
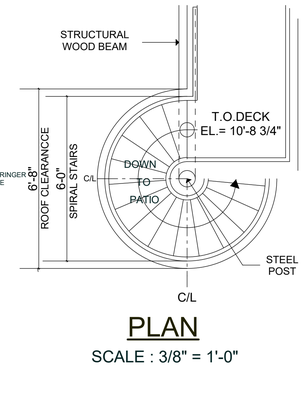




2 POST DETAILS

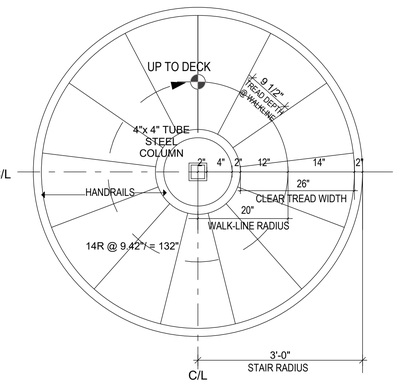


STAIR & RAIL DETAIL



PLAN

SCALE : 3/8" = 1'-0"

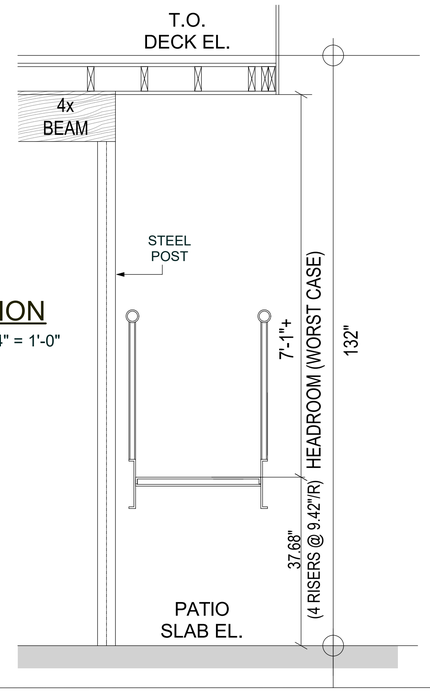


PLAN

SCALE : 3/4" = 1'-0"

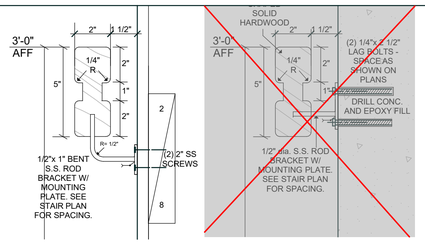
STAIR #2

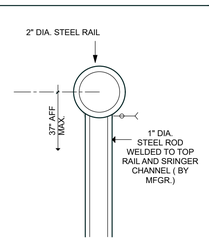
NOTE: STAIR TREADS TO BE SLIP-RESISTANT
SHOP DRAWINGSTO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FINAL MANUFACTURING.



SECTION

SCALE : 3/4" = 1'-0"

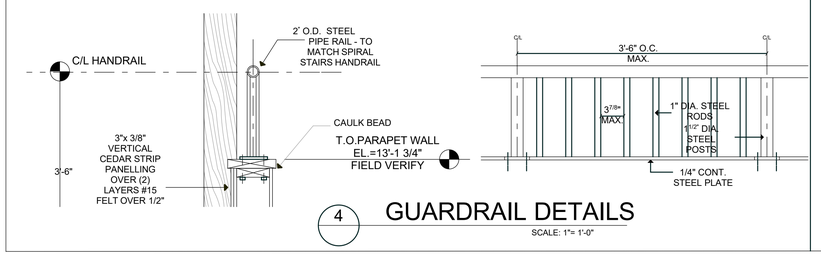




STAIR #1 STAIR #3 STAIR #2

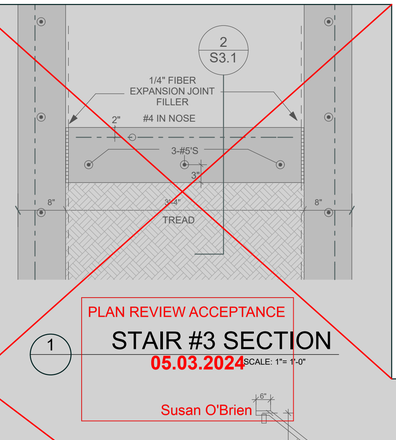
3 HANDRAIL DETAILS

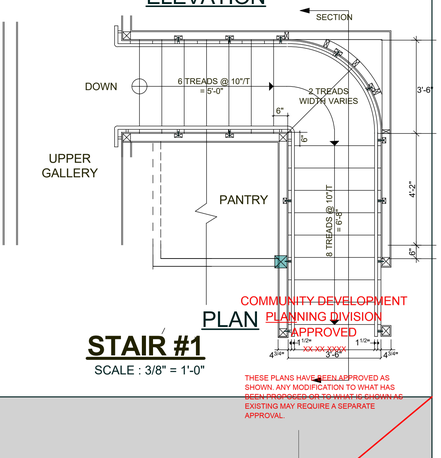
SCALE: 3"= 1'-0"



4 GUARDRAIL DETAILS

SCALE: 1"= 1'-0"





PLAN

STAIR #1

SCALE : 3/8" = 1'-0"

COMMUNITY DEVELOPMENT
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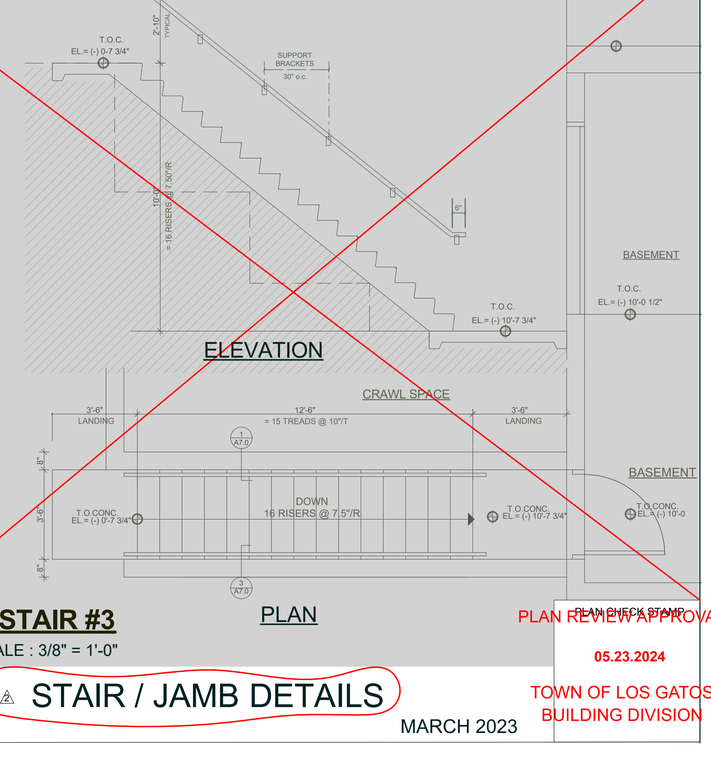
PLAN REVIEW ACCEPTANCE
1 STAIR #3 SECTION
05.03.2024 SCALE: 1"= 1'-0"
Susan O'Brien



STAIR #3

SCALE : 3/8" = 1'-0"

PLAN

2 STAIR / JAMB DETAILS

MARCH 2023

PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

PLAN CHECK STAMP

REVISED:
1 October 2023
2 January 2024
3 April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
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LICENSED ARCHITECT RONALD A. SCHALLOCK NO. C-7,582 REN. 7-31-24 STATE OF CALIFORNIA

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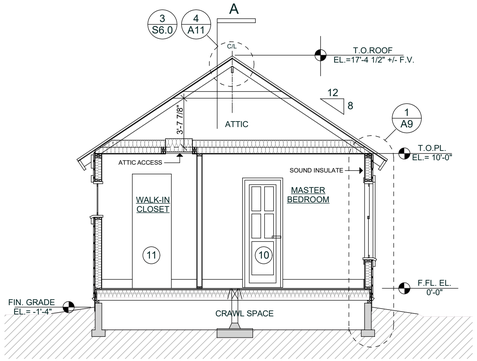
REVISION



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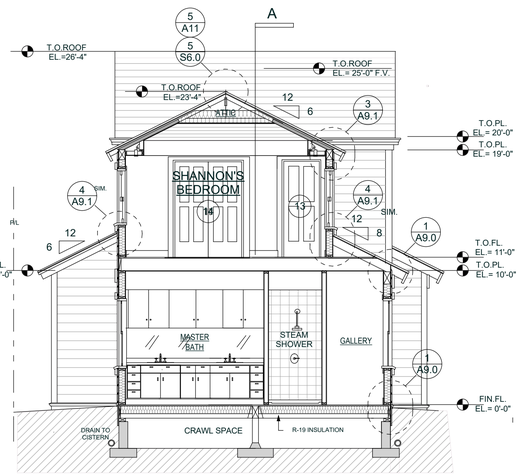

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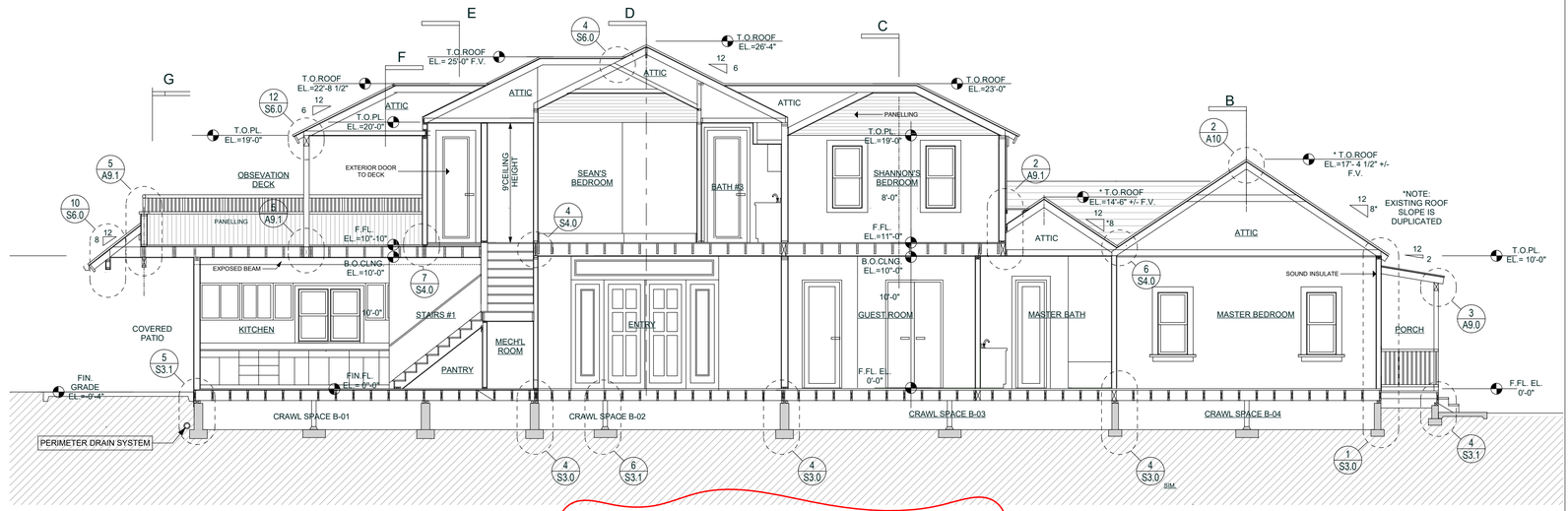

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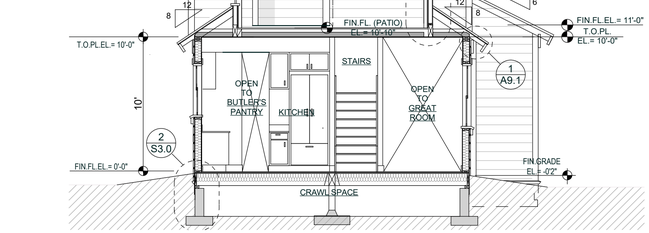

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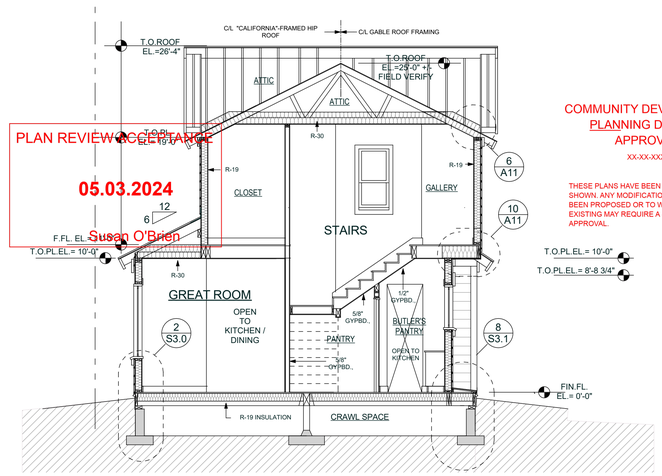

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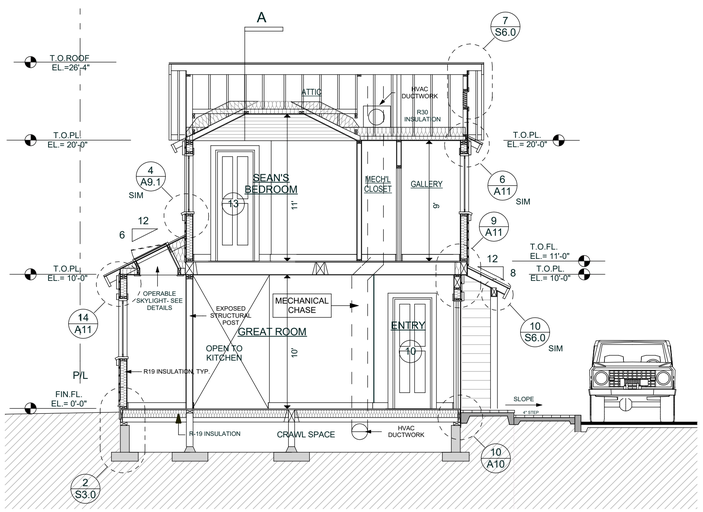

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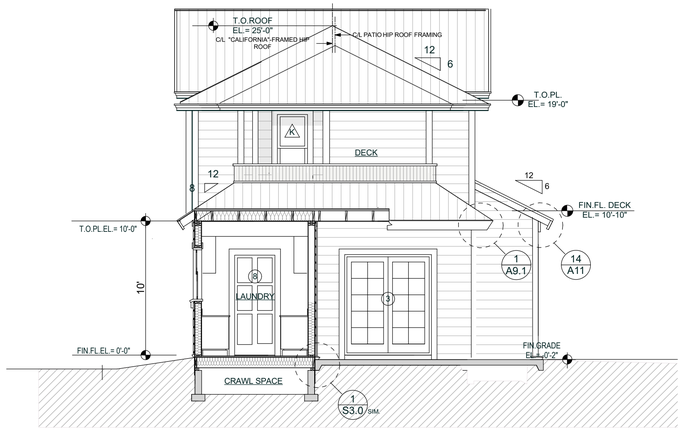

SECTION G

PLAN REVIEW ACCEPTANCE
05.03.2024
Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
XX-XX-XXXX

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BUILDING SECTIONS

SCALE : 3/16" = 1'-0"

MARCH 2023

PLAN CHECK STAMP
PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:
1 October 2023
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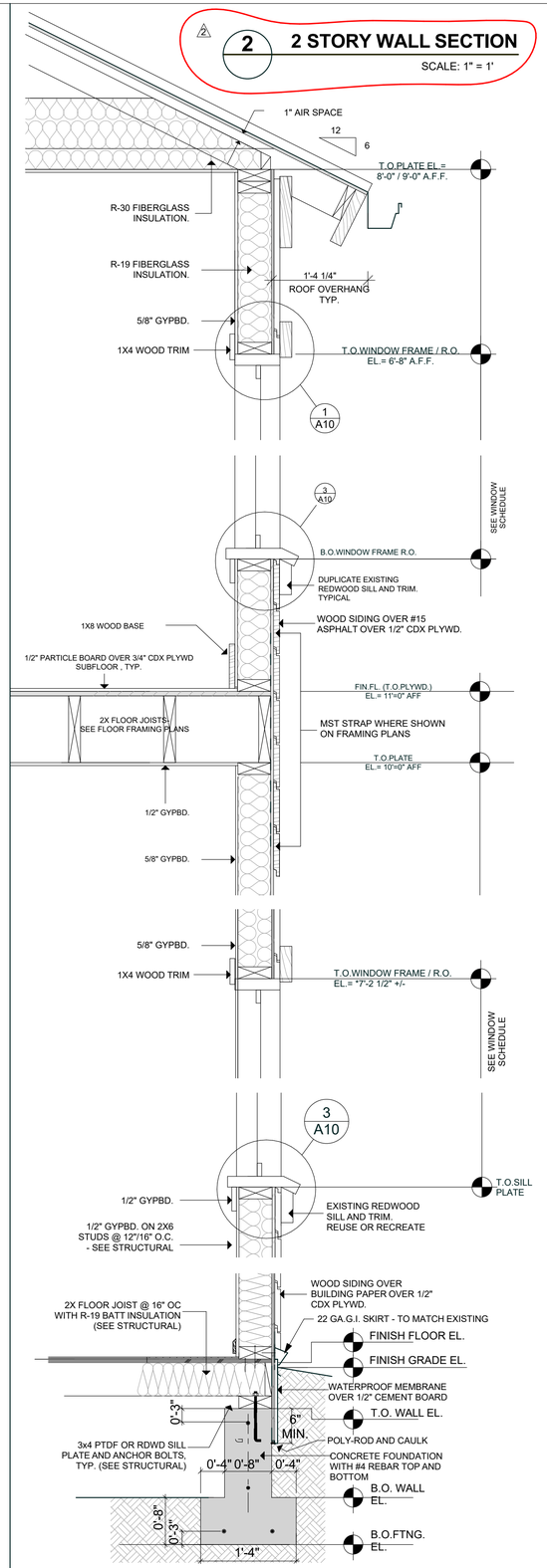
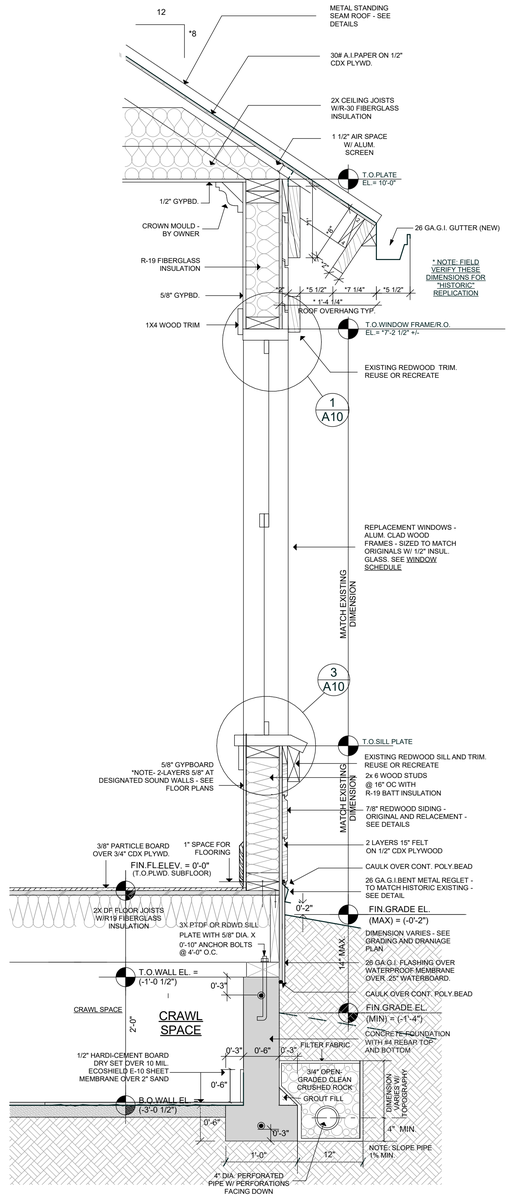
REVISION

2 2 STORY WALL SECTION

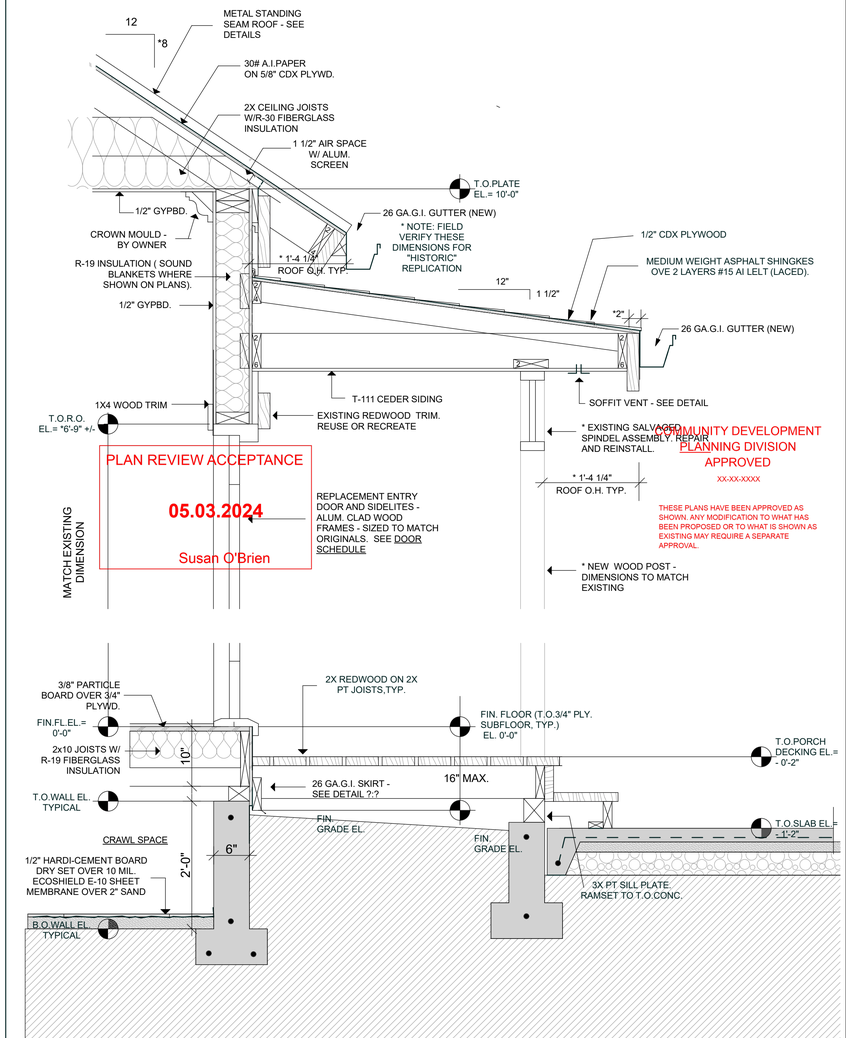
SCALE: 1" = 1'





1 "EXISTING" WALL SECTION

SCALE: 1" = 1'



3 "EXISTING" PORCH DETAIL

SCALE: 1" = 1'

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ARCHITECTURE by design

LICENSED ARCHITECT RONALD A SCHALLOCK NO. C-17,823 REN. 7-31-24 STATE OF CALIFORNIA

2 WALL SECTIONS

MARCH 2023

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05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

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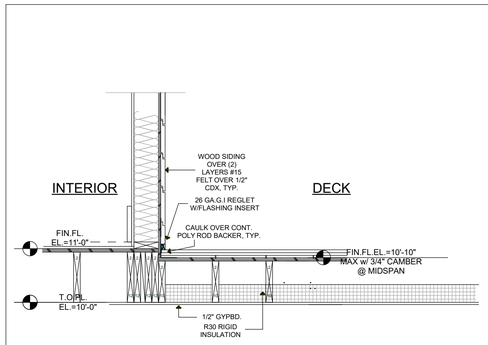
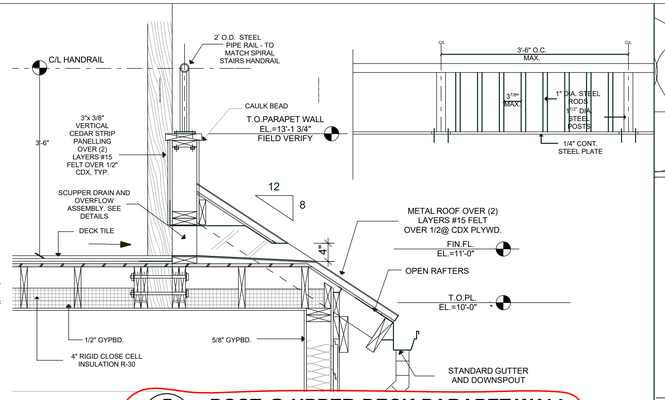


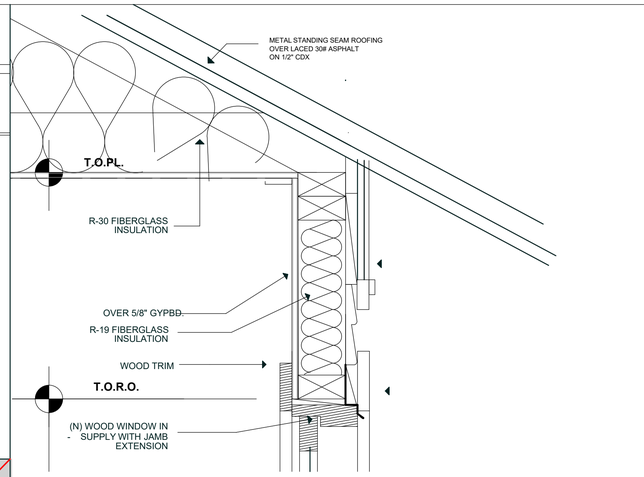
6 DECK FRAMING DETAIL X-X

3/4" = 1'-0"



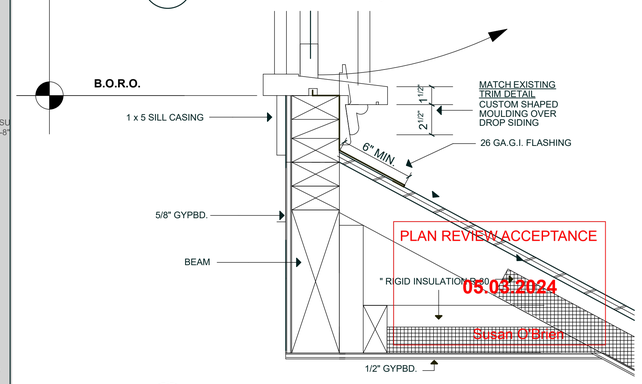
5 POST @ UPPER DECK PARAPET WALL

3/4" = 1'-0"



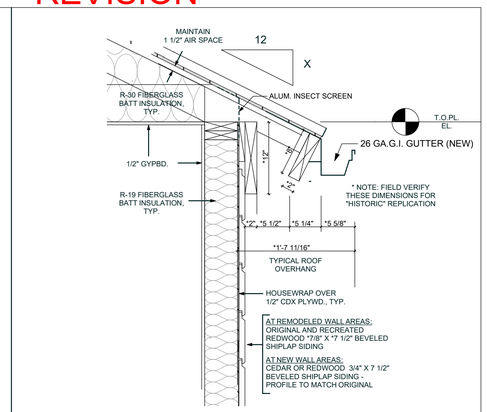
3 WINDOW HEAD DETAIL

1" = 1'-0"



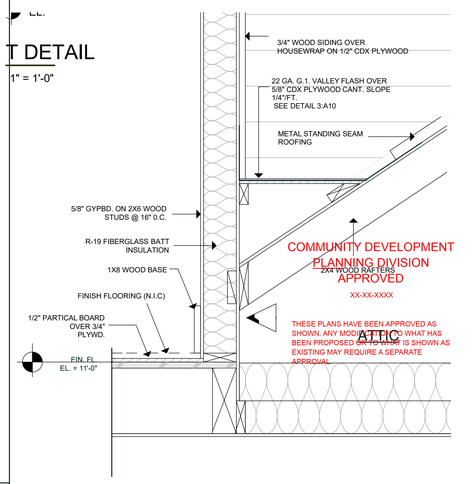
4 WINDOW SILL @ SHED ROOF FRAMING

1" = 1'-0"



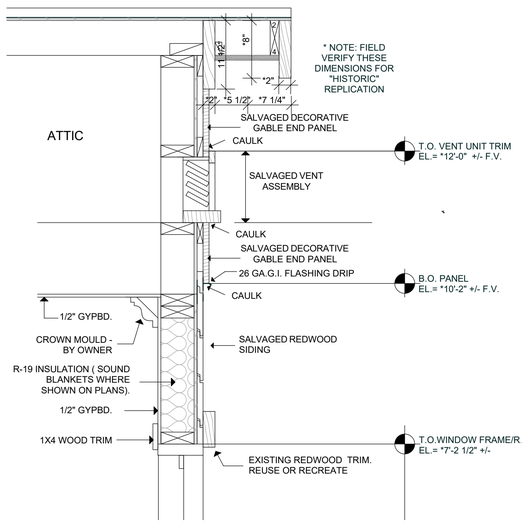
1 EAVE DETAIL - TYPICAL

1" = 1'-0"



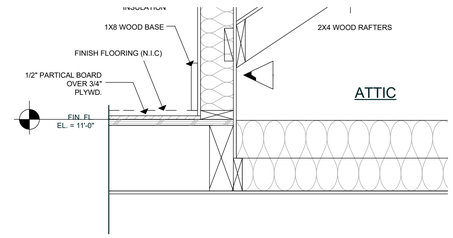
2 WALL DETAIL

1" = 1'-0"



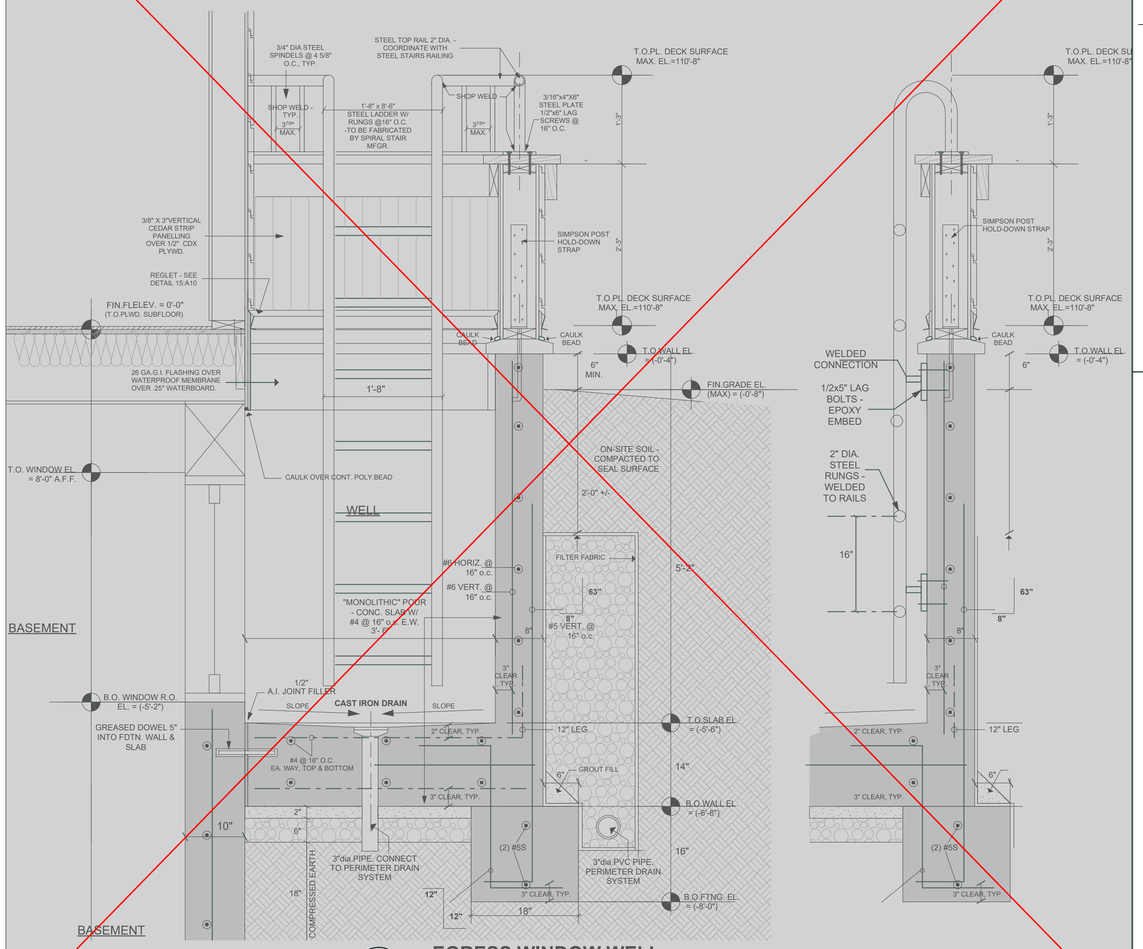
7 "EXISTING" GABLE-END

SCALE: 1" = 1'



8 WALL DETAIL

1" = 1'-0"



9 EGRESS WINDOW WELL

SCALE: 1" = 1'

PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

WALL SECTIONS

MARCH 2023

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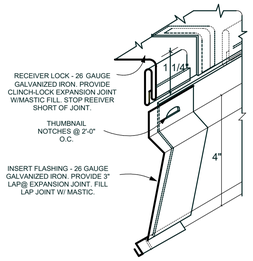
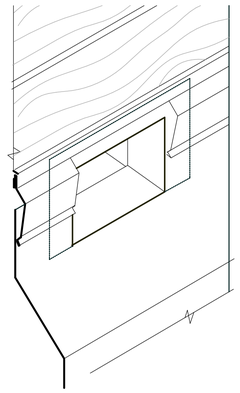
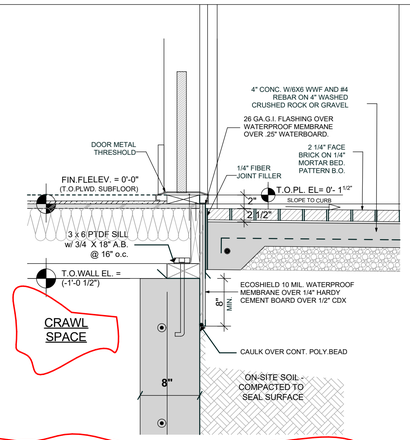


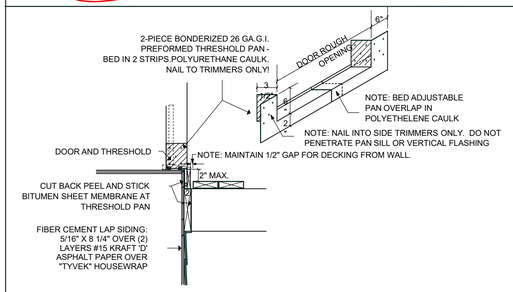
15 REGLET FLASHING DETAIL
NO SCALE



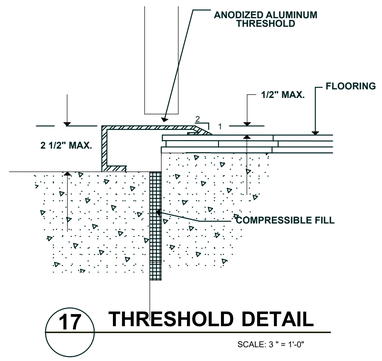
16 SCUPPER FLASHING
SCALE: 1 1/2 " = 1'-0"



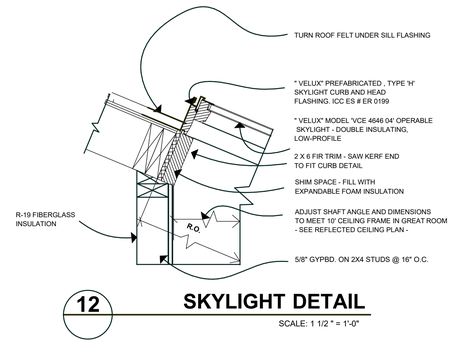
3
10 ENTRY DOOR THRESHOLD DETAIL
SCALE: 1" = 1'-0"



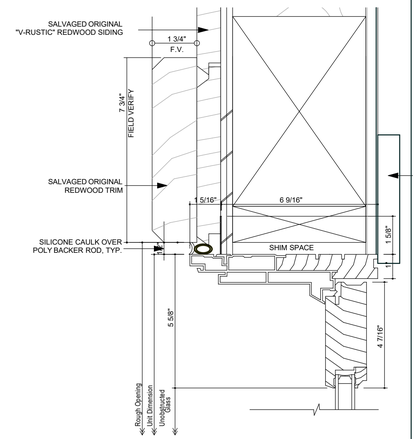
11 EXTERIOR DOOR FLASHING DETAIL
SCALE: 1" = 1'-0"



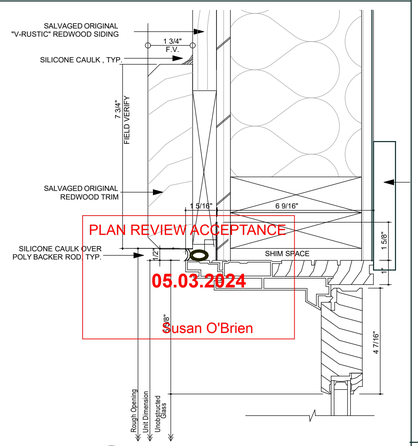
17 THRESHOLD DETAIL
SCALE: 3 " = 1'-0"



12 SKYLIGHT DETAIL
SCALE: 1 1/2 " = 1'-0"

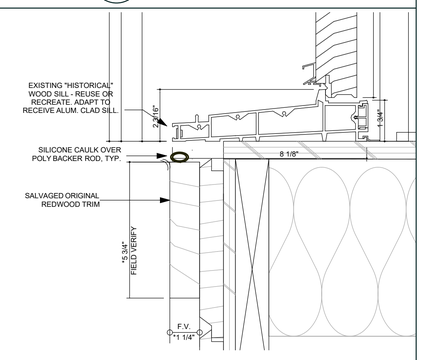


4 DOOR HEAD DETAIL
4" = 1'-0" SCALE



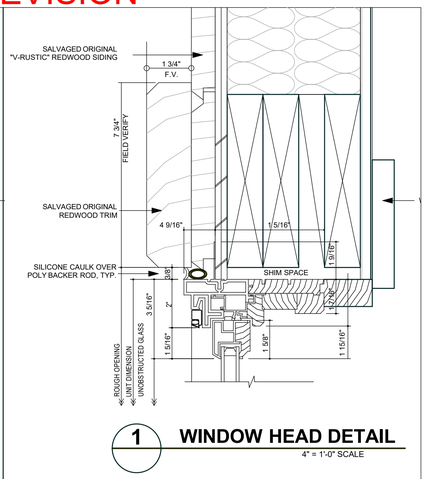
PLAN REVIEW ACCEPTANCE
05.03.2024
Susan O'Brien

5 DOOR JAMB DETAIL
4" = 1'-0" SCALE

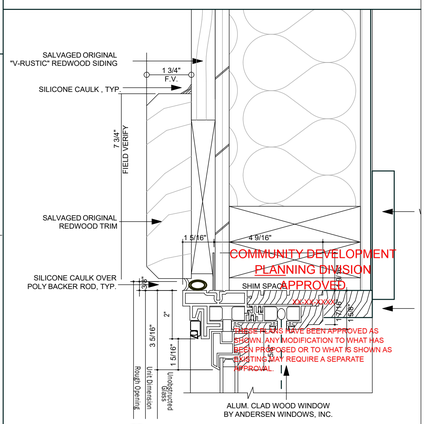


6 DOOR SILL DETAIL
4" = 1'-0" SCALE

DOORS



1 WINDOW HEAD DETAIL
4" = 1'-0" SCALE



COMMUNITY DEVELOPMENT
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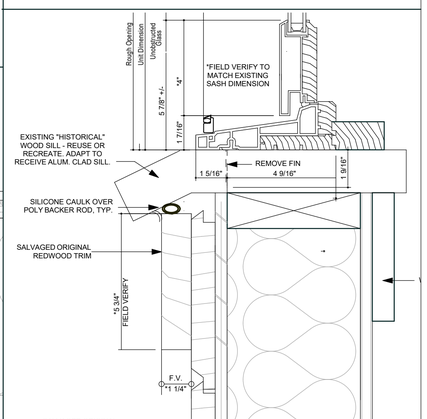
APPROVED
PLANS AND TAG HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

2 WINDOW JAMB DETAIL
4" = 1'-0" SCALE



3 WINDOW SILL DETAIL
4" = 1'-0" SCALE

WINDOWS

JAMB DETAILS
3
MARCH 2023

PLAN CHECK STAMP
PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:
1 October 2023
2 January 2024
3 April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
445 Los Gatos Blvd., Los Gatos, CA 95032

don schallock
Architect AIA
Office: The World (Montepulciano,Italy)
Phone: 1.408.987.1508
E-Mail: don@donschallock.com
ARCHITECTURE by design

LICENSED ARCHITECT DONALD A. SCHALLOCK NO. C-17,823 REN. 7-31-24 STATE OF CALIFORNIA

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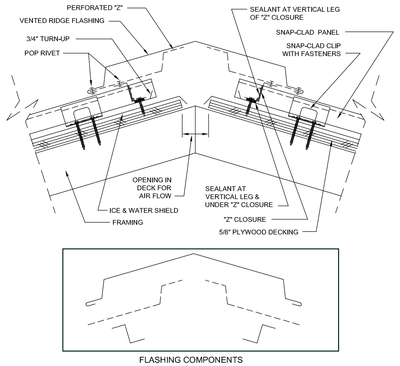
REVISION



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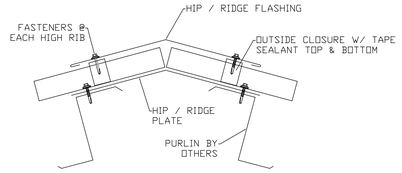

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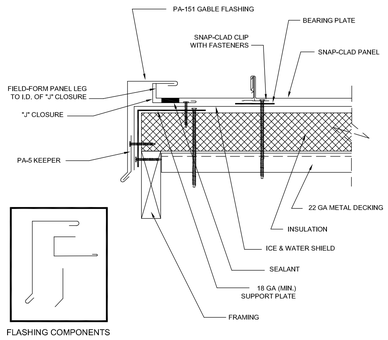

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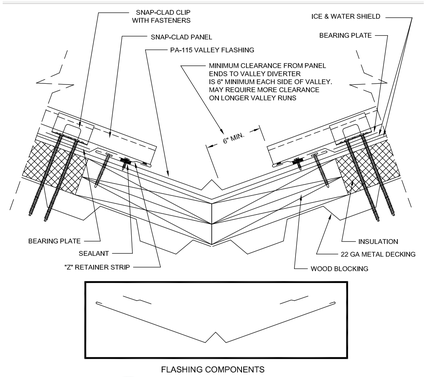

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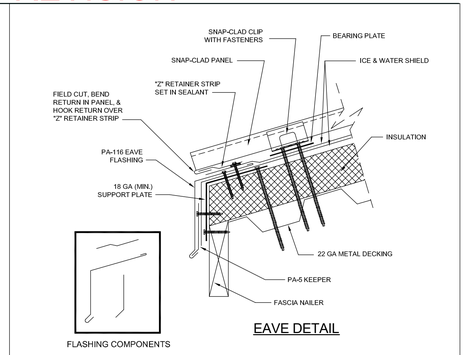
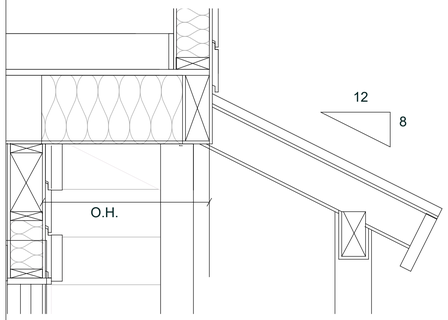
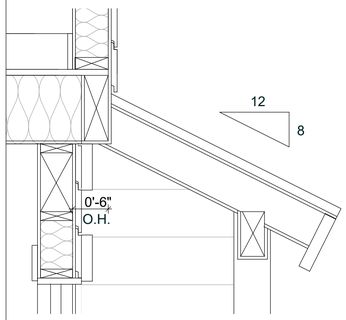


EAVE DETAIL

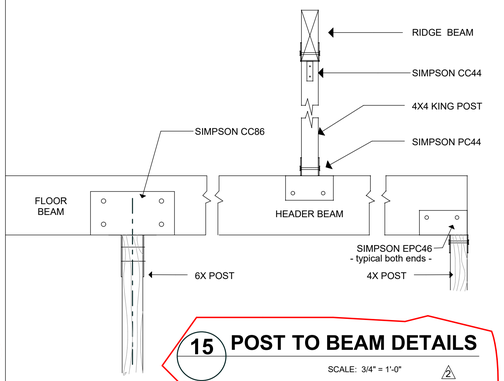
1 EAVE DETAIL
NO SCALE



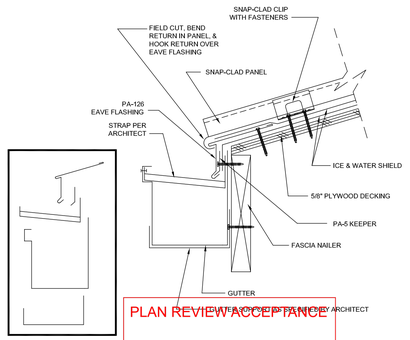
10 UPPER FLOOR OVERHANG
SCALE: 1" = 1'-0"



9 UPPER FLOOR OVERHANG
SCALE: 1" = 1'-0"

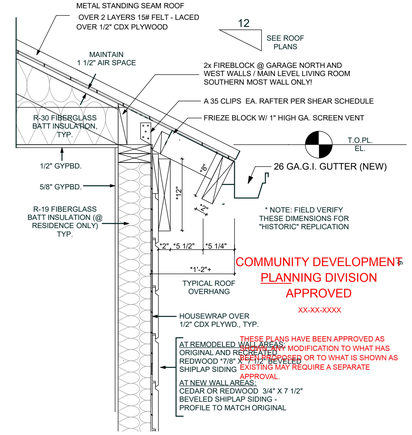


15 POST TO BEAM DETAILS
SCALE: 3/4" = 1'-0"



PLAN REVIEW ACCEPTANCE
05.23.2024
Susan O'Brien

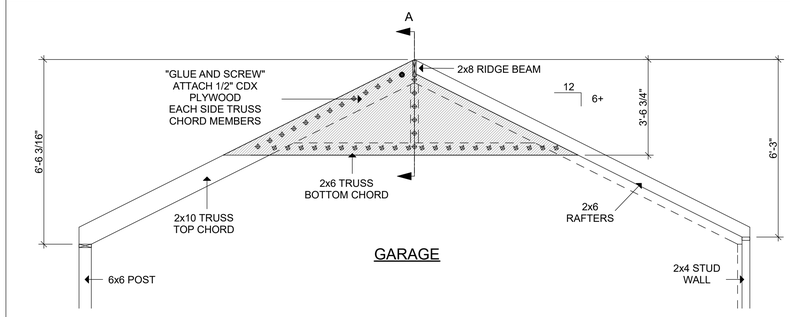
7 GUTTER ATTACHMENT
NO SCALE



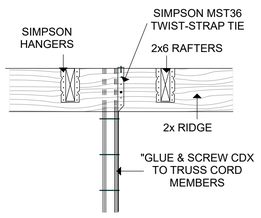
COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
XX-XX-XXXX

THESE PLANS HAVE BEEN APPROVED AS NON-HISTORIC. ANY MODIFICATION TO WHAT HAS BEEN APPROVED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

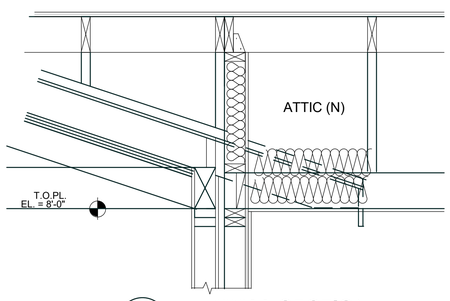
6 EAVE FRAMING DETAIL
SCALE: 1"= 1'-0"



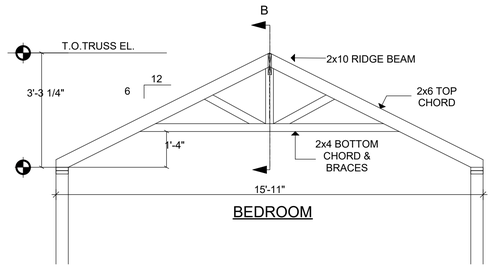
GARAGE



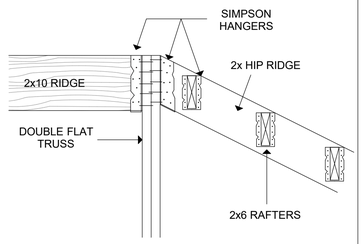
SECTION A



12 WALL SECTION
SCALE: 1" = 1'-0"

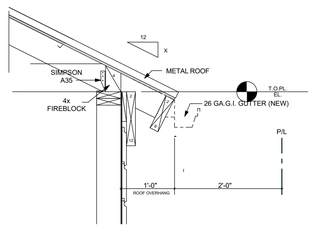


BEDROOM

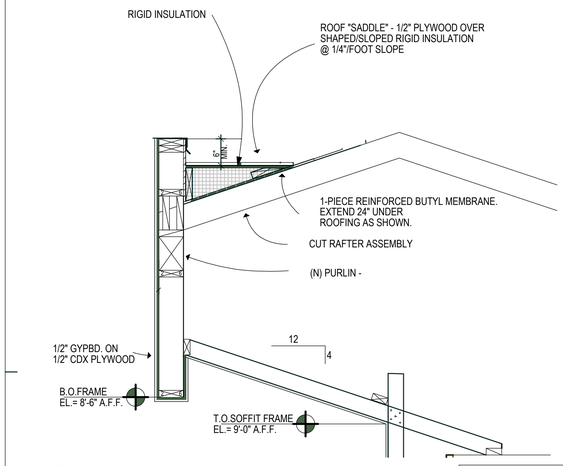


SECTION B

13 TRUSS DETAILS



14 REDUCED EAVE OVERHANG
SCALE: 3/4" = 1'-0"



11 WALL DETAIL
NO SCALE

PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

WALL & ROOF DETAILS
MARCH 2023

REVISED:
1 October 2023
2 January 2024
3 April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
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ARCHITECTURE by design

LICENSED ARCHITECT
RONALD A. SCHALLOCK
NO. C-17,623
REN. 7-31-24
STATE OF CALIFORNIA

PLAN CHECK STAMP

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REVISION

DIVISION 1 - **GENERAL CONDITIONS**

1. Project: **445 Los Gatos Blvd. - Remodel and Addition**
2. Summary: See Scope Of Work - Cover Sheet A1.0
3. Construction: Type V : Non-Rated Fire Sprinklered
4. Major Systems: Architectural, Structural, Mechanical, and Electrical
5. Location: 445 Los Gatos Blvd., Los Gatos, CA 95032
6. Owner: **Mr. and Mrs. Nam and Nikki Nguyen**
   445 Los Gatos Blvd., Los Gatos, CA 95032
7. Architect: **ABD Architects/Donald A. Schallock, Architect**
   Montepulciano, Italy / Caye Caulker, Belize / Old San Juan, Puerto Rico
   Cillin Leith, Ireland / Los Gatos, California
   Phone: 408/395-2720
8. To include ~~all work necessary to relocate~~ and remodel the existing, historic, single story residence and for the construction of the one and two story new single family residence, and detached garage; as well as modifications and improvements to the existing structure, foundation and all other work not otherwise indicated as under seperate contract (NIC) or materials supplied by Owner (BO).
9. Items Not-In-Contract (NIC) - to be supplied and installed under separate contract:
   a) Flooring b) Cabinets c) Countertops d) Tree Removal e) Landscaping
10. Items By Owner (BO) - materials to be supplied by Owner for installation by Contractor:
    a) Plumbing Fixtures b) Electrical Fixtures c) Appliances d) Ceramic Tile
11. Bid Alternates: - None
12. Bids shall be negotiated, fixed fee.
13. The time limit for completion of this contract is negotiable .
14. Permit and Plan Check fees will be paid directly by the Owner.
15. The house property will remain vacant during the Construction, as agreed upon by Owner and Contractor.

DIVISION 2 -**SITEWORK and DEMOLITION**

1. Demolish and remove all existing residence construction indicated or required to complete the modifications
   NOTE: Carefully remove siding, exterior trim, spindels, decorative panels, fascia and all other materials as designated in drawings as "historic" for re-attachment to new construction;
2. Demolish and remove existing shed;
3. Excavate for new footings and pads to depths indicated on Drawings. Verify holes free of water. Remove all existing obstructions below grade within structure ground areas, and complete backfill, if any, with clean, compactible earth.
4. Work shall be executed in an orderly manner with due consideration to the Owner, neighbors, and Provide temporary bracing as required to adequately hold all components of the structure in place until final support is firmly anchored.
5. Streets and premises to be kept clean, and swept daily.

DIVISION 3 - **CONCRETE and REINFORCEMENT**

1. Verify excavations free of water and other obstructions.
2. Concrete for slabs on grade and foundations shall have a minimum compressive strength of 2500 psi at 28 days, unless noted otherwise on Drawings.
3. Maximum aggregate size shall be 3/4", and maximum slump shall be 4 1/2".
4. Anchor bolts, hold-down bolts, dowels, and other required inserts shall be positioned and firmly secured in place before concrete is poured.
5. Contractor shall take all necessary measures to provide a proper compaction of the concrete.
6. The excavated bottom of all footings/pads/piers shall extend to elevations shown on the Details and shall be poured in neat and clean excavations, with side forms as required.
7. Exterior flatwork to be broom finished with smooth trowelled edges;
8. Reinforcing bars: Deformed type steel - size and placement as shown on Drawings.
9. Point up voids with cement mortar, 1:2 mix. Rub to smooth, even surface.
10. See also Structural Specifications - Sheets S1.0, S2.0

DIVISION 4 - ~~**MASONRY**~~

DIVISION 5 -**METALS**

1. Supply miscellaneous anchors, clips, plates, straps, channels, etc., as required for rough framing.
2. Structural Steel shall conform to ASTM (A-50) specifications and to the AISC specifications for fabrication and erection.
3. All bolts shall conform to ASTM (A-307) for unfinished bolts.
4. Provide full bearing on unthreaded portion of bolt shank for all steel connections.
5. All nuts shall be heavy, hexagonal nuts.
6. All fasteners (nails, bolts, washers, etc.) used with pressure-treated lumber be hot-dipped galvanized, silicon bronze, stainless steel, or copper. Ref: UBC 2304.3
7. Reinforcing steel shall be deformed bars, conforming to ASTM A615-40 requirements and welded wire mesh per ASTM A-185 specifications.
8. Bars No.4 and smaller shall be of grade 40; bars No.5 and larger shall be grade 60. All reinforcing bars shall be clean of rust and foreign material.
9. All reinforcing splices shall be lapped a minimum of 30 bar diameters, but not less than 24".
10. Concrete coverage for reinforcement shall be:
    - 3" where poured against earth;
    - 2" where poured against forms;
    - 1" for slabs poured against forms.
11. Where anchor bolts are required, locate bolts within 12" of corners and butt joints.
12. Gutters and downspouts to be 26 gauge galvanized iron with profile to match detail on drawings;
13. All roof flashing to be 26 gauge galvanized iron - as called for in Details;
14. Provide galvanized flashings where roofing meets vertical siding surfaces, behind hose bibs(s), and at all flues and vents.
15. Provide metal flashing with drip at head of all new windows and doors not covered by a minimum 2-foot minimum overhang.
16. See also Structural Specifications - Sheets S1.0, S2.0

DIVISION 6 - **WOOD AND PLASTICS**

1. Rough Carpentry - Studs - Douglas fir, standard & better
   Fb = 600/ 675, E = 1,500,000
   Joists - Douglas fir #2
   Fb = 1250/1450, E = 1,700,000
   Beams - Douglas fir #1 and Select Structural (No Splits)
   Fb = 1350, E = 1,600,000 and Fb = 1450. E = 1,900,000
   - .Glue-Laminated (MSR) Douglas Fir Larch : 2850Fb - 2.3E
   Fb = 2850, E = 2,300,000 and Fv = 850.
   Columns - Douglas fir # 1
2. Sheathing: CDX plywood, 1/2" for roof and walls, unless otherwise noted on Drawings.
3. Building paper: 2 layers of 15# asphalt impregnated felt.
4. Nailing per UBC except where more or larger nailing is shown on Drawings.
5. All roof rafters, beams and joists to be anchored to supports with 18 gauge framing anchors.
6. All wall studs to be continuous from foundation wall to roof, unless otherwise noted.
7. Provide continuous wall studs each side of wall openings equal to 1/2 or greater of number of studs interrupted by openings.
8. Interior and exterior wall framing: 2x4's and 2x6's at 16" o.c. @ (2 x6's at 16" o.c. @ plumbing walls);
9. All openings to be framed with double studs.
10. All top plates to be doubled and lapped.
11. Nail blocking with 16d common.
12. Remaining nailing as shown on Drawings.
13. Finish Carpentry : refer to Drawings - Floor Plan, Interior and Exterior Elevations and Details for molding and trim locations.
14. Trim to be paint grade cedar unless otherwise noted in Drawings or Specifications.
15. See also Structural Specifications - Sheets S1.0, S2.0

DIVISION 7 - **THERMAL, ACOUSTIC AND MOISTURE PROTECTION**

1. Insulation:
   Thermal:
   a) Provide and install fiberglass batts with Kraft-paper faced vapor barrier at new/replacement construction as shown on Drawings;
      1) R-19 in exterior stud walls;
      2) R-19 in raised floor framing areas over crawl spaces;
      3) R-30 in new and replacement attic and vaulted ceiling areas;
   b) Provide and install closed-cell, rigid polystyrene R7.5 insulation:
      1) 2"(R15) at interior face Basement exterior concrete walls;
      2) 4"(R30) at Attic and vaulted ceiling areas where shown in Drawings.;
   Acoustic:
   Provide and install "Sonic Barrier Max" acoustic membrane insulation, .019" thick, as manufactured by AcousticSonic, Inc., Miami, FL, *acousticsonic.com* at locations designated on Drawings. Install per Mgfr's instructions.
   Moisture:
   a) Provide and install "EcoShield E10" waterproof membrane, 10 mils thick, as manufactured by EPRO SERVICES, Derby, KS, eproinc.com at locations designated on Drawings. Install per Mgfr's instructions.
   b) Provide and install "Hardie 500 Cement Board" .42" thick, as manufactured by James Hardie,Inc. @ jameshardie.com at locations shown on Drawings. Install per Mfgr's instructions.
2. Sloped Roofing
   : a) Metal - 22 Ga. steel w/ ZINCALUME PLUS, standing seam, 12" Span, Box-Rib Profile concealed fasteners , as approved by the Los Gatos Historical Commission. Color: Old-Zinc Grey as manufactured by ASC PROFILES, LLC - West Sacramento, CA phone:1-800-733-4955. Finish to be matte, non-reflective.
   b) Flashing: as supplied by Manufacturer.
   c) Barrier Sheet: One layer GAF VERSASHIELD Underlayment (ICC ESR-2053. Install over 1/2"CDX plywood in accordance with Manufacturer's recommedations to achieve Class A fire rated assembly! (IRC Section R902.2)
3. "Flat" Roofing: 3-Tab Asphalt Shingle over water-proof membrane. Color: Charcoal
4. Contractor to furnish guarantee for all reroofing, new roofing, flashing and waterproofing for a period of 2 years from the date of acceptance by Owner. Guarantee is against leaks due to faulty workmanship and/or materials - to repair same without additional cost to Owner.
5. Stucco Plaster: None
6. Skylight:
   Flat-panel profile, operable and fixed, anodized aluminum, as Mfg'd. by Velux Skylights - with low-E, double-insulating wire glass. ICC ES Listing: #ER 0199 Size: See Skylight Schedule - Sheet A4. Operable units to be electricaly controlled, with matching metal screens and hardware.
7. Sealant: a) seal all joints between dissimilar materials with appropriate sealant as recommended by the Manufacturer.
   b) Bed exterior door thresholds in caulking compound;
   c) Use polyethylene compressible stock for backer material;
   d) Use appropriate clear or white silicone caulk at all interior surfaces where tile is used, and around all plumbing fixtures, and around all penetrations into acoustical and insulated walls;
   e) Joint filler materials to be of color approved by Owner.

DIVISION 8 -**DOORS AND WINDOWS**

A. **Doors:**
1. See DOOR SCHEDULE, FLOOR PLAN and EXTERIOR ELEVATIONS
2. Exterior and Interior wood doors to be "Bungalow Series" as manufactured by Simpson Door Co,, and disributed by Penninsula Doors, Inc., Los Gatos, CA,,: Solid core wood construction, stain and paint grade, 1 3/8|" and 1 3/4" thick, with 1" insulating (Low "E") clear safety glass. Provide true-divide lites where shown in Door Schedule. Provide with anodized aluminum thresholds, and hinged metal screens with factory baked enamel white aluminum frames. All doors to receive flashing paper between frame and siding before seal. Guarantee: All doors shall be guaranteed weathertight and properly functioning.
3. Exterior sliding glass doors to be aluminum-clad wood as manufactured by Andersen Windows and Doors. Color and finish to match E-Series window collection. Provide with 1" insulating (Low "E") clear safety glass. Provide with anodized aluminum thresholds, and hinged metal screens with factory baked enamel white aluminum frames. All doors to receive flashing paper between frame and siding before seal. Guarantee: All doors shall be guaranteed weathertight and properly functioning.
4. Garage doors to be solid wood, non-insulating overhead and hinged operability "Reserve Wood Custom Series" as manufactured by CLOPAY Garage Doors, clopaydoor.com. Furnish to match designs in Door Schedule. Supply with Overhead Door electric operator where shown.
5. Interior doors to be 1 3/4" and 1 3/8", 2, 3 and 4 panel, composition - See Door Schedule
6. Hardware to be Schlage, A Series.
7. Hinges to be Hager #BB1279 Series, ball bearing, satin nickel with clear coating.
8. All cylinders to be Schlage.
9. All locks and latchsets shall have wrought box and full lip strikes.

DIVISION 8 -**DOORS AND WINDOWS** (CONTINUED)

B. Windows:
1. "E-Series" anodized aluminum clad wood, as manufactured by Andersen Window and Door Co,. Color: "Flat White" - See Window Schedule - Sheet A4
2. Glazing to be 1" insulating (Low "E") glass - tempered or laminated safety glass where required by code and/or designated on Drawings. Provide with Manufacturer's white baked-enamel aluminum frames and metal screening.

DIVISION 9 - **FINISHES** - See Room Finish, Wall Schedules sheet A4.0
1. Gypsum board: 1/2" and 5/8" (where shown in Drawings), and taped, sanded and light stipple textured at all interior wall constructions, unless otherwise noted on Drawings.
2. See Division 7 for caulking of all penetrations through sound walls. Supply water resistant "Purple XP" Drywall at all bathroom and laundry roomwall areas. Use "Durock Water-proof Membrane" as manufactured by US Gyp,1/2" thick at Steam Shower walls and ceiling.
3. Interior Tile: Custom ceramic (B.O.) set to walls with appropriate mastic in accordance with Manufacturer's recommendations .
4. Exterior (Deck) Tile: 3/8" Slate (B.O.) thin-set to approved membrane. See Details. recommendations .
5. Flooring: a)Underlayment 3/8" particle or mds board.
   b) Hardwood and Carpeting - N.I.C..
6. Paint color(s) as selected by Owner.
7. Paint on exterior wood, new construction, to be Benjamin Moore Primer plus 2 finish coats.
8. Paint on exterior galvanized iron: first coat - Benjamin Moore Galvanized already factory primed); second and third coats - Benjamin Moore Rust-Inhibitive Enamel.
9. Paint on interior drywall to be appropriate BM Primer plus two (2) coats Benjamin Moore Master "Painter Latex Eggshell Enamel". Tint primer to shade of final coats.
10. Stain on interior wood: first coat - Benjamin Moore Fast Drying Wiping Stain; second coat - Benjamin Moore Hi-Gloss; third coat - Benjamin Moore Satin Finish. Sand between coats, typical.

DIVISION 15: **MECHANICAL** - See ME sheets for additional specifications

SECTION A: PLUMBING

1. Completely Rough plumb Existing House and Rough and Finish Plumb all New and Remodelled Areas ;
2. Extend natural gas, waste, vent, and domestic water supply service from existing line locations to new locations as shown on Drawings.
3. All plumbing installations shall conform to the California Plumbing Code and Town of Los Gatos regulations.
4. Shower shall be provided with pressure balance or thermostatic mixing valve controls.
5. Water piping to be copper tube, type L hard drawn temper with wrought-copper fittings and soldered joints. Provide 1" thick R-4 cellular foam pipe insulation on hot water supply and return
6. Install all fixtures to be supplied by Owner (BO).
7. Refer to Energy Notes section of Specifications for additional requirements.
8. Provide non-removable backflow prevention devices on all exterior hose bibs.
9. Install new 80 Gal. Water Heater as supplied By Owner (BO).

SECTION B: HEATING

1. Install new Furnaces and 3-Zone Forced-Air heating ductwork, registers, etc. as required for new and remodeled construction.
2. Supply and install Nutone QT200 exhaust fan for Bathrooms.

DIVISION 16 -**ELECTRICAL** - See also ME Sheets for additional specifications
1. Replace existing service w/ new 200 amp panel; Existing House to be completely rewired;
2. Light fixtures supplied by Owner for installation by Contractor;
3. Provide all switches and receptacles as shown on Drawings and required by Code. Spacing and placement to meet Code requirements will be Contractor's responsibility. Outlets and switches on the Drawings indicate
4. Provide GFI circuit in Bathroom, and Exterior weather-proof locations;
5. Provide Weather proof outlets at exterior;
6. Provide duplex type wall outlets except as noted. Cover plates to be paintable ;
7. Install phone and T.V. outlets to locations directed by Owner.

End of Specifications

PROJECT SPECIFICATIONS

MARCH 2023

PLAN REVIEW ACCEPTANCE
05.03.2024
Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
xx-xxx-xxxx

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN CHECK STAMP
PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:
1. October 2023
2. January 2024
3. April 2024

ENGINEER'S STAMP

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ARCHITECTURE by design

LICENSED ARCHITECT DONALD A. SCHALLOCK NO. C-7,583 REN. 7-31-24 STATE OF CALIFORNIA

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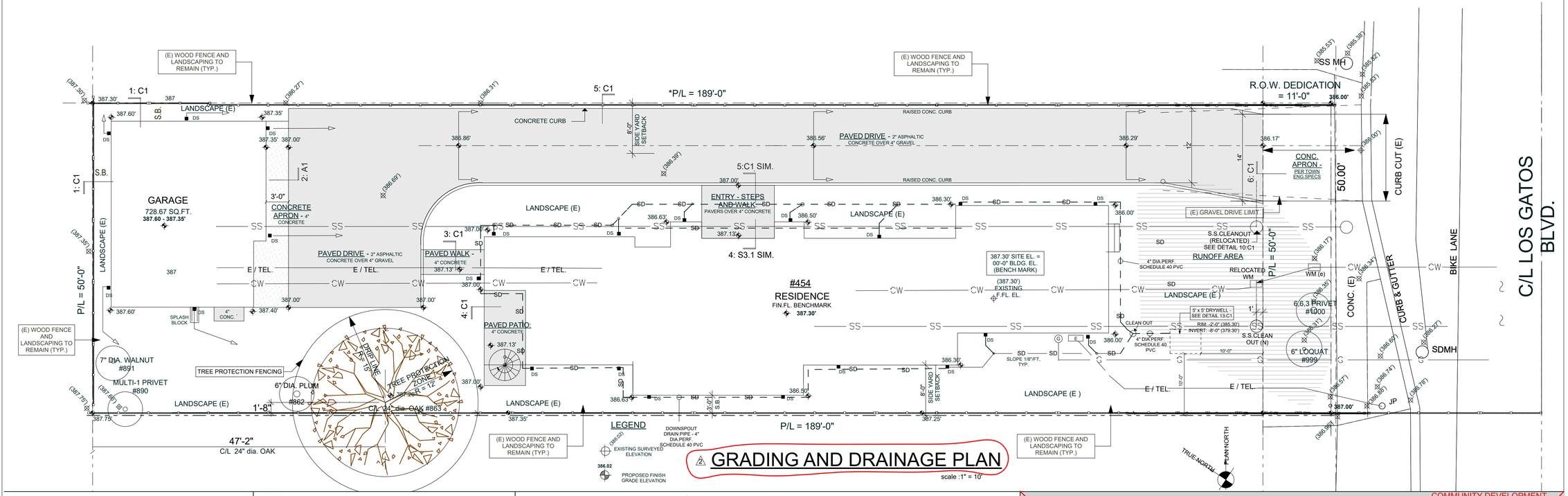
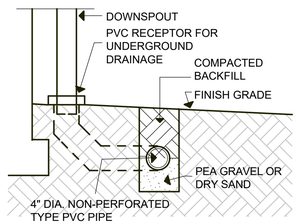
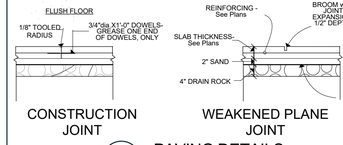
OF SIXTEEN

REVISION

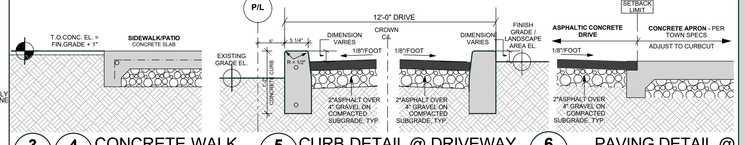




8 UNDERGROUND DRAINAGE DETAIL
scale : 1" = 1'



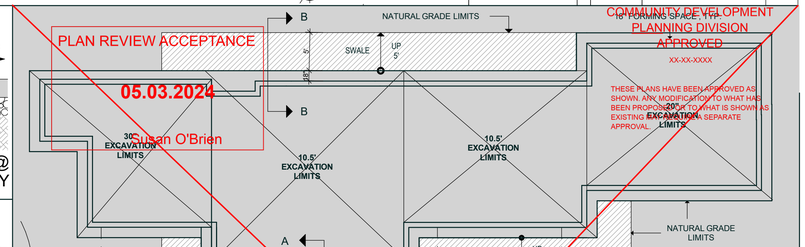
7 PAVING DETAILS
NO SCALE



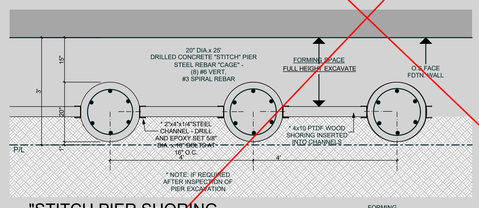
3 4 CONCRETE WALK / PATIO DETAIL
SCALE: 3/4" = 1'-0"

5 CURB DETAIL @ DRIVEWAY
SCALE: 3/4" =1'-0"

6 PAVING DETAIL @ DRIVEWAY
SCALE:3/4" =1'-0"

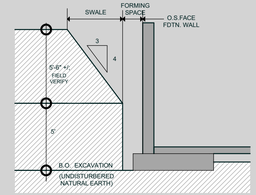


EXCAVATION AND SHORING PLAN
scale :1" = 10'



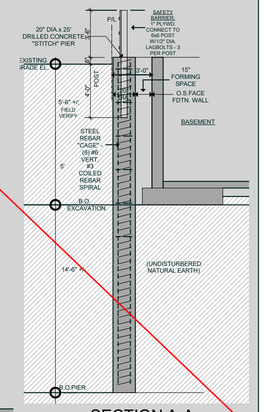
"STITCH PIER SHORING PLAN"
SCALE: 1/2" = 1'

NOTE: STRUCTURAL OBSERVATION DURING EXCAVATION AND PLACEMENT OF SHORING SYSTEM TO BE PROVIDED BY STRUCTURAL SHORING ENGINEER AND SOILS ENGINEER.

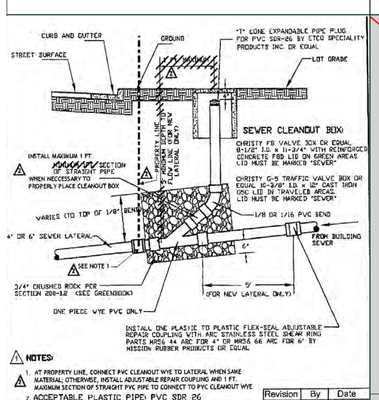


SECTION B-B

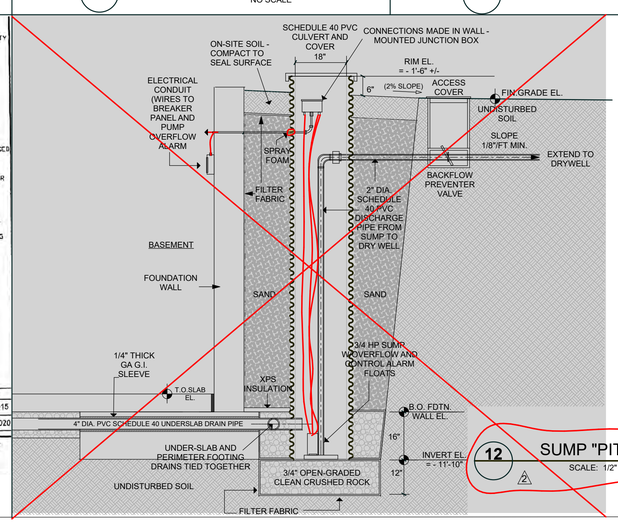
9 SHORING DETAILS



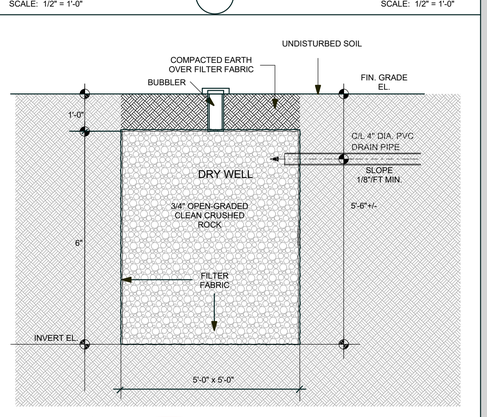
SECTION A-A



10 SEWER LATERAL CLEANOUT

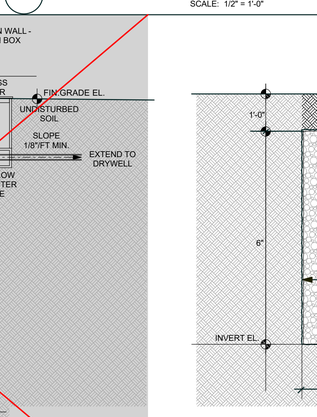


12 SUMP "PIT" DETAIL
SCALE: 1/2" = 1'-0"

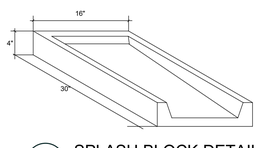


13 DRY WELL DETAIL
SCALE: 1/2" = 1'-0"

2 GARAGE APRON DETAIL
SCALE: 1/2" = 1'-0"



1 SWALE DETAIL @ GARAGE
SCALE: 1/2" = 1'-0"



11 SPLASH BLOCK DETAIL
NO SCALE

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GRADING AND DRAINAGE PLAN/DETAILS
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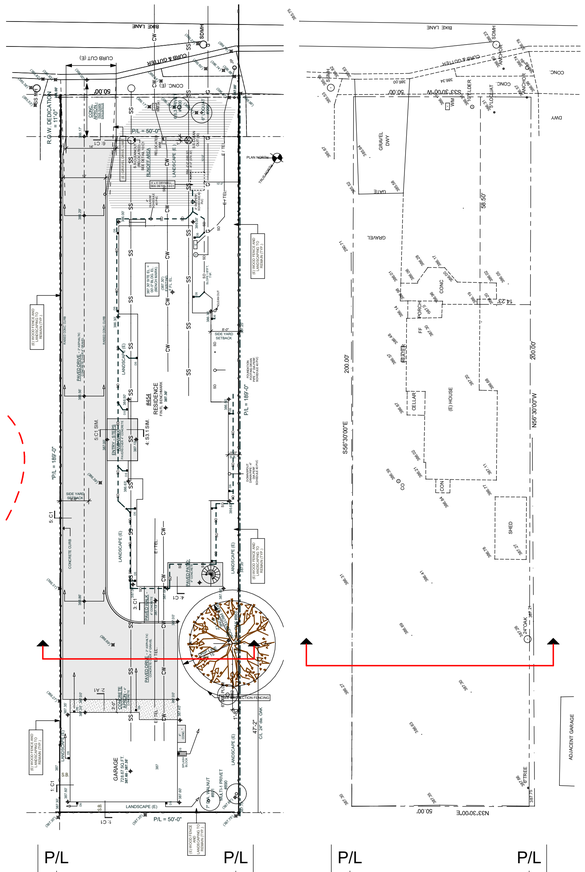
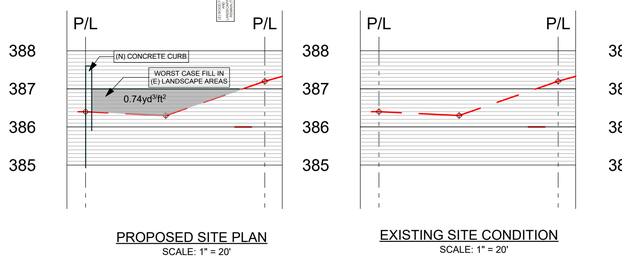
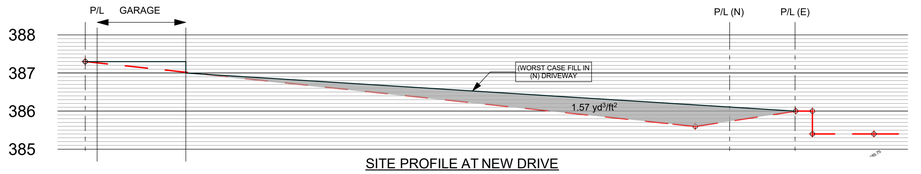


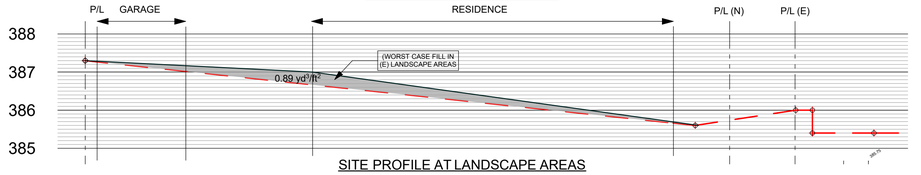


PROPOSED SITE PLAN
SCALE: 1" = 20'

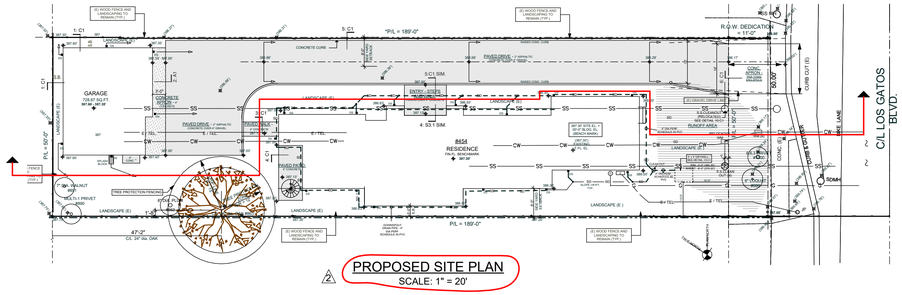
EXISTING SITE CONDITION
SCALE: 1" = 20'



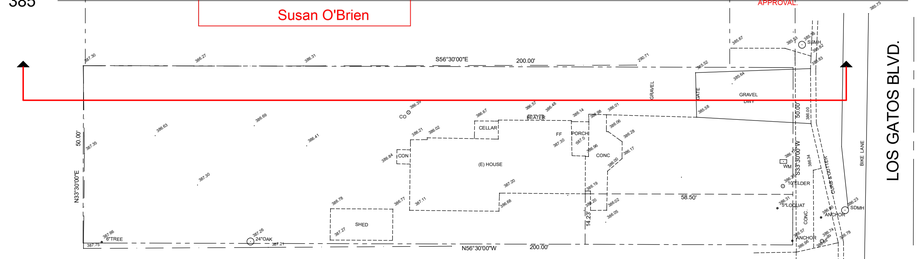
SITE PROFILE AT NEW DRIVE



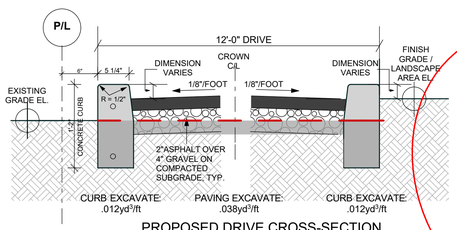
SITE PROFILE AT LANDSCAPE AREAS



PROPOSED SITE PLAN
SCALE: 1" = 20'



EXISTING SITE CONDITION
SCALE: 1" = 20'



PROPOSED DRIVE CROSS-SECTION
SCALE: 1" = 1'

CUT / FILL CALCULATIONS

SITE ELEMENT	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		C/Y	
	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	15.12	19.50	0.50	0.60	19.50	15.12
BLDG. FOOTPRINT			EXEMPT			
LANDSCAPE	2.62	0.0	0.40	———	0.00	2.62
MISC. HARDSCAPE	5.35	3.16	0.62	0.34	3.16	5.35
GARAGE			EXEMPT			
TOTAL	23.09	22.66	------	------	45.65 TOTAL	

LEGEND

386.50' SPOT ELEVATION (PROPOSED)

386.50' SPOT ELEVATION (EXISTING , BY WESTFALL TOPOGRAPHIC SURVEY)

PROPOSED PERVIOUS SURFACE
WATER RUNOFF AREA

386 1 FOOT CONTOUR (EXISTING/PROPOSED)

3 GRADING AND DRAINAGE PLAN/DETAILS

MARCH 2023

PLAN CHECK STAMP

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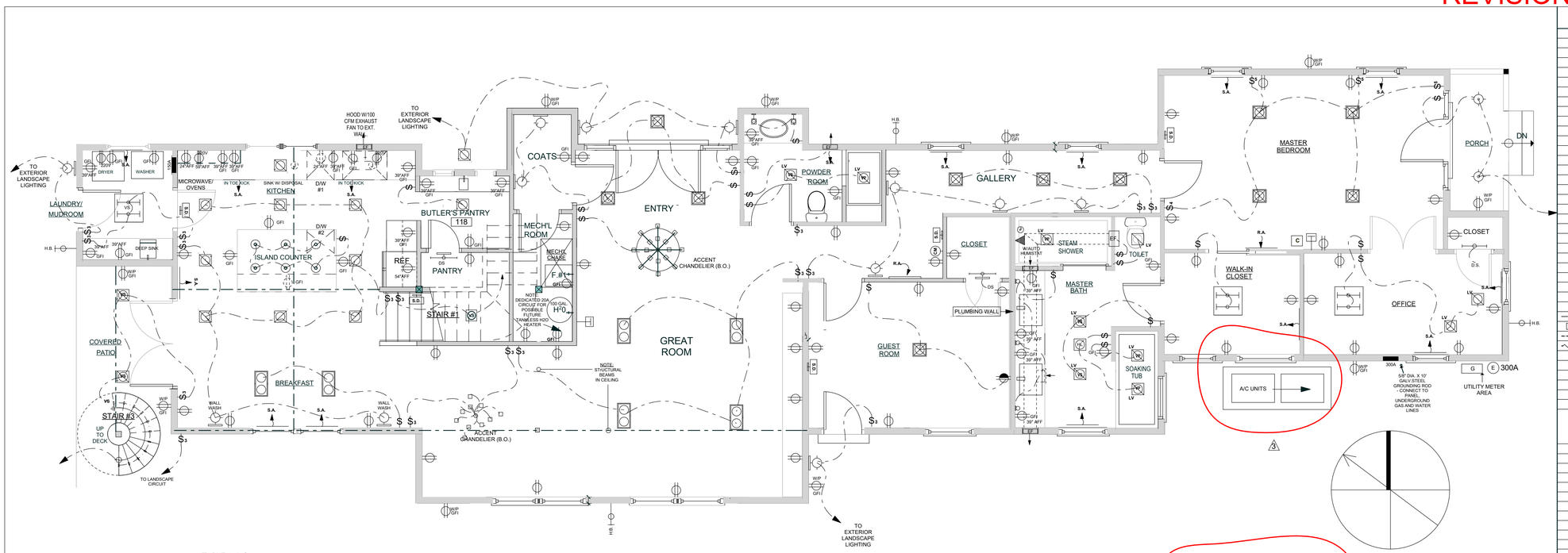


TABLE 150-C
HIGH EFFICIENCY LAMP REQUIREMENTS

LAMP POWER RATING	MINIMUM LAMP EFFICACY
15 WATTS OR LESS	40 LUMENS PER WATT
OVER 15 TO 40 WATTS	50 LUMENS PER WATT
OVER 40 WATTS	60 LUMENS PER WATT

LEGEND

SYMBOL	DESCRIPTION
	SINGLE RECEPTACLE 125V 20A SPEC GRADE
	1/2 SWITCHED DUPLEX RECEPTACLE 125V 20A SPEC GRADE
	DUPLEX RECEPTACLE 125V 20A SPEC GRADE
WP	DUPLEX RECEPTACLE 125V 20A WP = WATERPROOF W/COVER PLATE
GFCI	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPT
	DUPLEX FLOOR RECEPTACLE 125V 20A SPEC GRADE
	RECEPTACLE OUTLET SPECIAL
	208/240 RECEPTACLE 4 WIRE
	DIMMER SWITCH SINGLE POLE 20A SPEC GRADE
	DIMMER SWITCH 2 POLE 20A SPEC GRADE
	DIMMER SWITCH 3 WAY 20A SPEC GRADE
	DIMMER SWITCH 4 WAY 20A SPEC GRADE
	LUTRON KEYPAD
	LUTRON CIRCUIT
	TELEPHONE JACK
	DATA OUTLET
	CABLE-SATELLITE TELEVISION OUTLET/CATV
	DOORBELL PUSHBUTTON
	WALL-MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE - FIXED
	RECESSED LIGHT FIXTURE - ADJUSTABLE
	RECESSED WALL WASH FIXTURE
A	MULTI-LIGHT RECESSED LIGHT- LED FIXTURE
B	MULTI-LIGHT RECESSED LIGHT
	PUCK LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
CH	CHANDELIER
VP	VAPOR PROTECTED RECESSED LIGHT FIXTURE
	LED STRIP LIGHTING
	FLUORESCENT LIGHT FIXTURE
	UNDER-CABINET LIGHTING
	PLUG-MOLD STRIP
SD	SMOKE DETECTOR
S	SPEAKER
CD	CARBON MONOXIDE DETECTOR - HARD WIRED
MD	MOTION DETECTOR 360 DEGREE LITHONIA MODEL = LUSC H
	EXHAUST FAN = VENTED TO OUTSIDE
	ELECTRICAL CIRCUIT PANEL
	CEILING FAN RECEPTACLE LOCATION
PC	FIXTURE OPERATED BY PULL CHAIN
D.S.	FIXTURE OPERATED BY DOOR HINGE SWITCH
LV	RECESSED LOW VOLTAGE DOWNLIGHT
	EXHAUST FAN W/ LIGHT COMBINATION
J	ELECTRICAL JUNCTION BOX FOR FUTURE CONNECTION
TRT	RECESSED HIGH EFFICACY STEPLIGHT W/LENS
T	THERMOSTAT- WALL MOUNTED
S/A	HVAC REGISTER IN WALL - SUPPLY AIR
R/A	HVAC REGISTER IN WALL - RETURN AIR
S/A	HVAC REGISTER IN CEILING - SUPPLY AIR
R/A	HVAC REGISTER IN CEILING - RETURN AIR
	GAS SUPPLY OUTLET
HB	HOSE BIBB
FD	FLOOR DRAIN
V.S.	FIXTURE CONTROLLED BY VACANCY SENSOR
D.S.	FIXTURE CONTROLLED BY DIMMER SWITCH

ELECTRICAL NOTES

1. PROVIDE OUTLETS AS INDICATED & AS REQUIRED BY CODE.
2. PROVIDE GFCI OUTLETS AS REQUIRED BY CODE.
3. VERIFY & LOCATE ALL SWITCHES & FIXTURES FIELD W/DESIGNER AND/OR CLIENT PRIOR TO INSTALLATION.
4. ALL SWITCHES TO BE ON DIMMERS UNLESS OTHERWISE NOTED OR INDICATED. 'D' DENOTES DIMMER LOCATION ON 3- AND 4-WAY SWITCHES.
5. PROVIDE COLOR BALANCED FLUORESCENT FIXTURES WHERE INDICATED.
6. CONTRACTOR TO VERIFY POWER REQUIRED FOR RANGE AND HOOD (110 OR 220).
7. PROVIDE ELECTRICAL SERVICE TO ALL APPLIANCES, HVAC EQUIPMENT ETC, AS REQUIRED.
8. VERIFY ELECTRICAL SERVICE AND CIRCUITS ARE ADEQUATE FOR THE PROPOSED WORK.
9. MODIFY AS REQUIRED.
10. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
11. PROVIDE ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY CODE.
12. 'X' DENOTES LOCATION OF EXISTING FIXTURE. ELECTRICAL BOX AND CONNECTION TO REMAIN. SEE SPEC FOR FIXTURE SELECTION.
13. **ALL KITCHEN LIGHTS TO BE HIGH EFFICACY**
14. PROVIDE ARC-FAULT PROTECTION AT ALL ROOMS AS REQUIRED BY 210.12 CEC
15. RECEPTACLES TO COMPLY WITH ARTICLE 406.8 CEC - TAMPER PROOF
16. PROVIDE GFI PROTECTION FOR ALL BATH AND ABOVE COUNTER RECEPTACLES AS REQ BY CODE
17. PROVIDE SEPARATE CIRCUITS FOR BATH (20 AMP), SMALL APPLIANCE CIRCUITS AT KITCHEN (2 @ 20 AMP), GARBAGE DISPOSAL, DISHWASHER, LAUNDRY (20 AMP) AND EXTERIOR HOT TUB AS NOTED AND REQUIRED
18. RECESSED LIGHTS TO BE AT & IC RATED AND CAULKED BETWEEN FIXTURE AND CEILING GYP BD.
19. PROVIDE DIMMERS, OCCUPANCY SENSORS AND MOTION DETECTORS FOR ALL LIGHTING SHOWN.
20. ALL CLOSET FIXTURES TO COMPLY W/ 410.8 CEC
21. PROVIDE OCCUPANCY OR VACANCY SENSORS LIGHTING AT ALL BATHS
22. A HERS RATER MUST VERIFY THAT INSTALLED RANGE HOODS ARE LISTED IN THE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY AND HAVE BEEN HVI-CERTIFIED AS MEETING ASHRAE 62.2 VENTILATION AND SOUND REQUIREMENTS. PROVIDE EVIDENCE OF HERS CERTIFICATION TO TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
23. PROVIDE MINIMUM 50 CFM INTERMITTENT AIRFLOW FOR ALL BATHROOM EXHAUST FANS. OR PROVIDE 20 CFM FOR THE CONTINUOUSLY OPERATING BATHROOM EXHAUST FANS.
24. VENTILATION, HEATING, AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER.
25. ALL LIGHTING TO BE HIGH EFFICACY (I.E., PIN-BASD CFL; PULSE-START MH; HPS; GU-24 SOCKETS OTHER THAN LEDS, LED LUMINAIRES WITH INTEGRAL SOURCC, ETC.,) PER 2019 CAL ENERGY CODE SECTION 150(K) FOR LIGHTING.
26. ALL SCREW-BASED, PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLAINT LIGHT SOURCES MUST BE MARKED AS "JA8-2019" OR JA8-2019-E ("JA8-2019-E" LUMINAIRES ARE STILL ALLOWED IN ENCLOSED LUMINAIRES THROUGH THE END OF THE 2019 CODE CYCLE).
27. LOCATIONS FOR JA8 COMPLIANT LIGHT SOURCES CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 S.F. AND HALLWAYS):
    1) CEILING RECESSED DOWNLIGHT LUMINAIRES;
    2) LED LUMINAIRES WITH INTEGRAL SOURCES;
    3) PIN-BASED LED LAMPS (I.E. MR-16, AR-111, ETC.);
    4) GU-24 BASED LED LIGHT SOURCES
28. ANY NIGHT LIGHTS, STEP LIGHTS, PATH LIGHTS, AND LIGHT SOURCES INTEGRAL TO DRAWERS, CABINETS, AND LINEN CLOSETS TO BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR.
29. ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING:
    1) PHOTOCONTROL AND MOTION SENSOR;
    2) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL;
    3) ASTRONOMICAL TIME SWITCH CONTROL;
    4) ENERGY MANAGEMENT CONTROL SYSTEMS.
30. COMPLETED CF2R-LTG-01-E FORM TO BE PROVIDED TO TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
31. REQUIRED BATHROOM OUTLETS SHALL BE SERVED BY A DEDICATED 20A CIRCUIT. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS ETC., (EXCEPTION: WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED).
32. ALL 125V, 15A & 20A OUTLETS FOR RECEPTACLES, LIGHTS, AND SMOKE ALARMS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (GFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
33. LIGHT FIXTURES IN TUB AND SHOWER ENCLOSURES SHALL BE LABELED AS "TO BE SUITABLE FOR DAMP LOCATIONS".
34. NEW SMOKE ALARMS TO BE 110V WITH BATTERY BACK UP AND SHALL BE AUDIBLE IN ALL SLEEPING AREAS.
35. ALL RECESSED LUMINARIES IN INSULATED CEILINGS TO BE IC-RATED AND AIR-TIGHT (AT). RECESSED FLUORESCENT LUMINAIRES TO HAVE ELECTRONIC BALLAST.
36. LIGHTING IN BATHROOMS, GARAGES,LAUNDRY ROOMS AND/OR UTILITY ROOMS MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL-ON OCCUPANCY SENSOR. SEE CBC TABLE 150-C.
37. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, BATHS OR SIMILAR AREAS SHALL BE PROTCTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
38. MANUAL SWITCH FOR WHOLE BUILDING VENTILATION TO BE LABELED" THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS OUTDOOR AIR QUALITY IS POOR"

ELECTRICAL NOTES (cont'd)

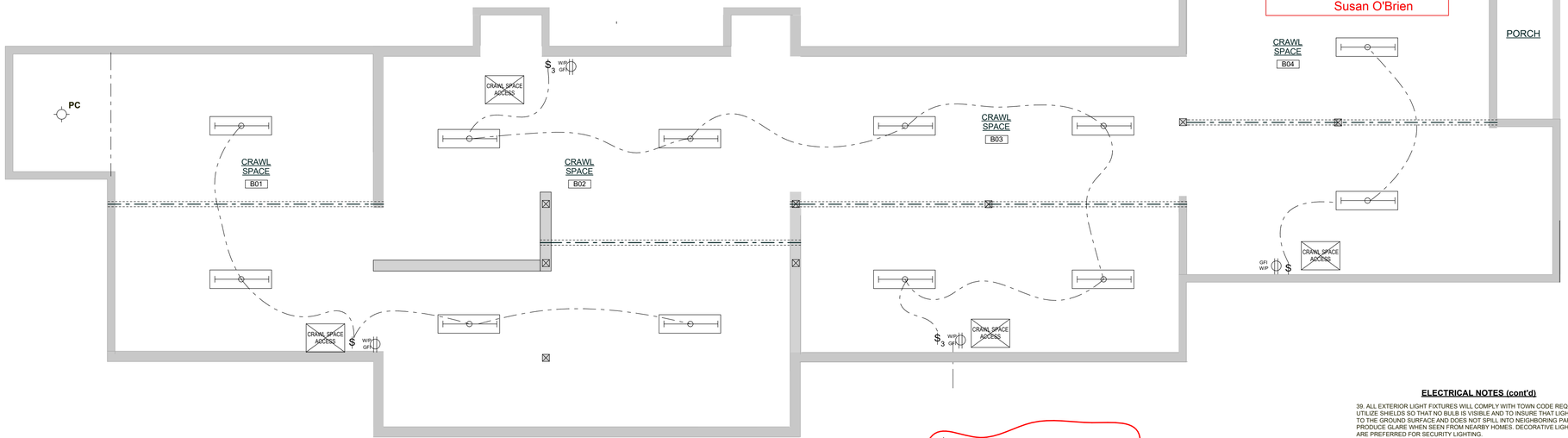
39. ALL EXTERIOR LIGHT FIXTURES WILL COMPLY WITH TOWN CODE REQUIREMENTS TO UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO INSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL INTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING.

3 MAIN FLOOR

PLAN REVIEW ACCEPTANCE

05.03.2024

Susan O'Brien



3 CRAWL SPACE

3 MAIN LEVEL & CRAWL SPACE MECHANICAL/ELECTRICAL PLANS

scale :1/4" = 1'

MARCH 2023

COMMUNITY DEVELOPMENT
PLAN REVIEW
APPROVED
ALTERATIONS HAVE BEEN APPROVED AS NOTED IN RED. SEE CONDITIONS OF APPROVAL.
PLEASE NOTE: ANY NEW WORK OR REVISIONS TO APPROVED PLANS MUST BE REVIEWED AND APPROVED PRIOR TO WORK BEING PERFORMED. REVISIONS MUST BE CLOUDED AND DELTA NUMBERED. CONSTRUCTION MUST CONFORM TO WHAT IS SHOWN AS APPROVED.
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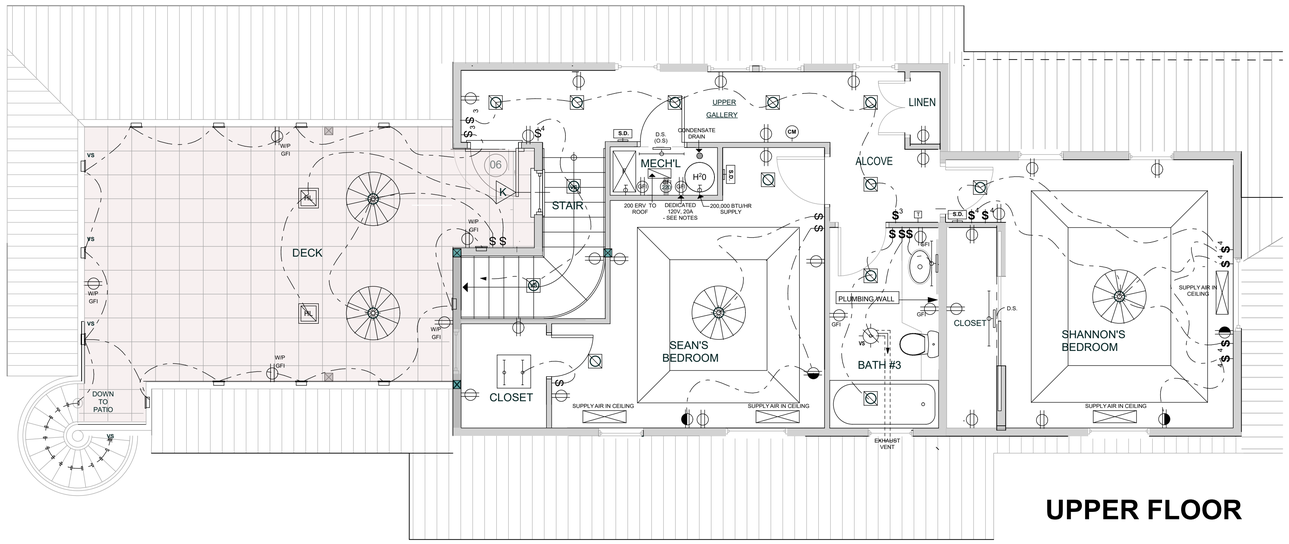
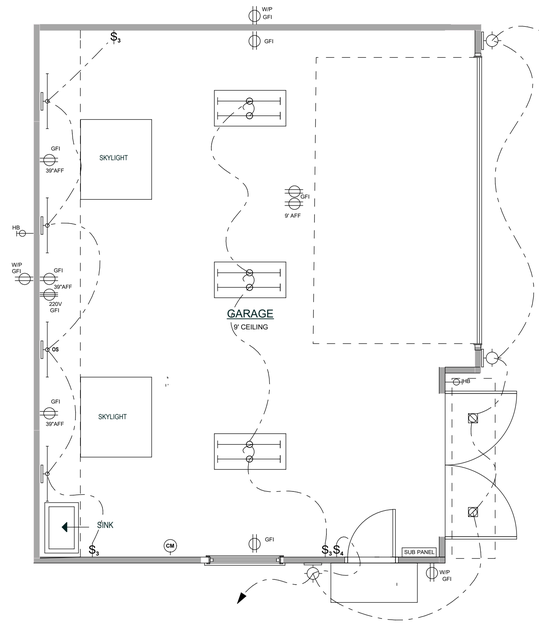
REVISION

MECHANICAL NOTES

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E.: DRYERS, BATH AND UTILITY FANS, ETC., AND FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
2. SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
3. DRAINAGE PIPING FOR ALL FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL HAVE AN APPROVED BACKWATER VALVE
4. TOILET CLEARANCE: 24" MIN. IN FRONT, AND 15" ON EACH SIDE, WHERE MEASURED FROM THE CENTERLINE OF THE FIXTURE.
5. VENTILATION REQUIRED BY MECHANICAL VENTILATION (I.E., EXHAUST FAN).
6. SHOWER COMPARTMENTS MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQ. INCHES AND SHALL ENCOMPASS A MIN. 30" CIRCLE.
7. SHOWER AND TUB/SHOWER SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE (I.E., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., W/R GYP.) TO A HEIGHT OF 70" ABOVE THE DRAIN INLET.
8. SAFETY GLAZING IS REQUIRED ON WINDOWS WITHIN THE TUB OR SHOWER AREA WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
9. ALL PLUMBING FIXTURES AND FITTINGS TO MEET STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE.
10. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AND OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXE]TERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.
11. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITHTAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE - UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.
12. ALL BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH IS READILY ACCESSIBLE.
13. ALL HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF GBSC SECTION 4.507.2
14. PROVIDE 100 CFM MIN. INTERMITTANT AIR FLOW FOR KITCHEN RANGE HOOD/MICROWAVE COMBINATION WITH A SOUND RATING OF THREE (3) SONE OR LESS.
15. 50 CFM MIN. INTERMITTANT AIRFLOW FOR ALL BATHROOM EXHAUST FANS.
16. PROVIDE MERV 13 FILTERS OR BETTER FOR ALL HVAC AND VENTILATION SYSTEMS.
17. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT ALL WATER HEATER SYSTEMS.
18. NO DISHWASHER SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD - WHICHEVER IS HIGHER.
19. PROVIDE DEDICATED 120V, 20A ELECTRICAL RECEPTACLE AT EACH H^2O WATER HEATER LOCATION (FOR FUTURE HEAT PUMP OPTION), WITHIN 3 FEET OF H^2O HEATER. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED "SPARE" AND BE ELECTRICALLY ISOLATED; RESERVE A SINGLE-POLE CIRCUIT BREAKER FOR EACH BRANCH CIRCUIT, LABELED "FUTURE 240V USE".
20. AT EACH MECHANICAL ROOM PROVIDE:
    1) A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE TERMINATION AND THE H20 HEATER SPACE;
    2) PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" HIGHER THAN THE INSTALLED H2O WATER HEATER BASE, THAT ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE;
    3) A GAS SUPPLY LINE WITH A MINIMUM CAPACITY OF AT LEAST 200,000 BTU/HR FOR EACH H2O WATER HEATER.



UPPER FLOOR



GARAGE

PLUMBING FIXTURE SCHEDULE

a) WATER CLOSETS - 1.28 GAL. /FLUSH
b) SINGLE SHOWER HEADS - 2.5 GPM @ 80 PSI.
c) MULTIPLE SHOWER HEADS - COMBINED FLOW RATE - 1.8 GPM @ 80 PSI.
d) LAVATORY FAUCETS - 1.2 GPM @ 60 PSI W/MIN. NOT LESS THAN 0.8 GPM @ 20 PSI.
e) KITCHEN FAUCETS - 1.8 GPM @ 60 PSI.

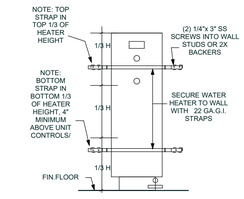
PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

TABLE 150-C
HIGH EFFICIENCY LAMP REQUIREMENTS

LAMP POWER RATING	MINIMUM LAMP EFFICACY
15 WATTS OR LESS	40 LUMENS PER WATT
OVER 15 TO 40 WATTS	50 LUMENS PER WATT
OVER 40 WATTS	60 LUMENS PER WATT

GAS PIPE SIZING

MAX DISTANCE - FROM GAS METER TO UPPER LEVEL H^0 HEATER = 100 FT.
200,000 BTU/HR MIN. INPUT DESIGN CAPACITY.
200,000 BTU/HR /1100 BTU/FT^3 = 182 FT^3/HR
USE 1" DIA. SCHEDULE 40 METAL PIPE (PER CPC TABLES)



1 SEISMIC ANCHOR @ WATER HEATER
no scale

LEGEND

SYMBOL	DESCRIPTION
	SINGLE RECEPTACLE 125V 20A SPEC GRADE
	1/2 SWITCHED DUPLEX RECEPTACLE 125V 20A SPEC GRADE
	DUPLEX RECEPTACLE 125V 20A SPEC GRADE
WP	DUPLEX RECEPTACLE 125V 20A WP = WATERPROOF W/COVER PLATE
GFCI	DUPLEX RECEPTACLE 125V 20A GROUND FAULT CIRCUIT INTERRUPT
	DUPLEX FLOOR RECEPTACLE 125V 20A SPEC GRADE
	RECEPTACLE OUTLET SPECIAL
	208/240 RECEPTACLE 4 WIRE
	DIMMER SWITCH SINGLE POLE 20A SPEC GRADE
	DIMMER SWITCH 2 POLE 20A SPEC GRADE
	DIMMER SWITCH 3 WAY 20A SPEC GRADE
	DIMMER SWITCH 4 WAY 20A SPEC GRADE
K	LUTRON KEYPAD
	LUTRON CIRCUIT
	TELEPHONE JACK
TD	DATA OUTLET
TV	CABLE-SATELLITE TELEVISION OUTLET/CATV
	DOORBELL PUSHBUTTON
	WALL-MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE - FIXED
	RECESSED LIGHT FIXTURE - ADJUSTABLE
	RECESSED WALL WASH FIXTURE
A	MULTI-LIGHT RECESSED LIGHT- LED FIXTURE
B	MULTI-LIGHT RECESSED LIGHT
	PUCK LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	CHANDELIER
	VAPOR PROTECTED RECESSED LIGHT FIXTURE
	LED STRIP LIGHTING
	FLUORESCENT LIGHT FIXTURE
	UNDER-CABINET LIGHTING
	PLUG-MOLD STRIP
SD	SMOKE DETECTOR
S	SPEAKER
CD	CARBON MONOXIDE DETECTOR
CD	MOTION DETECTOR 360 DEGREE LITHONIA MODEL - LUSC H
	EXHAUST FAN • VENTED TO OUTSIDE
	ELECTRICAL CIRCUIT PANEL
	CEILING FAN RECEPTACLE LOCATION
PC	FIXTURE OPERATED BY PULL CHAIN
D.S.	FIXTURE OPERATED BY DOOR HINGE SWITCH
LV	RECESSED LOW VOLTAGE DOWNLIGHT
	EXHAUST FAN W/ LIGHT COMBINATION
J	ELECTRICAL JUNCTION BOX FOR FUTURE CONNECTION
HEF	RECESSED HIGH EFFICACY STEPLIGHT W/LENS
T	THERMOSTAT- WALL MOUNTED
	HVAC REGISTER IN WALL - SUPPLY AIR
	HVAC REGISTER IN WALL - RETURN AIR
	HVAC REGISTER IN CEILING - SUPPLY AIR
	HVAC REGISTER IN CEILING - RETURN AIR
	GAS SUPPLY OUTLET
	HOSE BIBB
FD	FLOOR DRAIN
V.S.	FIXTURE CONTROLLED BY VACANCY SENSOR
O.S.	FIXTURE CONTROLLED BY OCCUPANCY SENSOR

COMMUNITY DEVELOPMENT
ELECTRICAL DIVISION
APPROVED
XX-XX-XXXX
THIS APPROVAL HAS BEEN APPROVED AS A CORRECTION TO WHAT HAS BEEN SUBMITTED. REFER TO WHAT IS SHOWN AS APPROVED. SEPARATE APPROVAL REQUIRED

EXHAUST VENTILATION

CONDITIONED FLOOR AREA = 4,134 SQ.FT.
4,134 SQ.FT./ 100 = 41.34 x 3CFM = 124 CFM +
7.5 CFM x 6 = 45 CFM. = 169 CFM REQUIRED.
USE: PANASONIC "INTELLI-BALANCE 200 ERV"
(FV-20VEC1)

REVISED:
1. October 2023
2. January 2024
3. April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
445 Los Gatos Blvd., Los Gatos, CA 95032

don schallock
Architect AIA
ARCHITECTURE by design

LICENSED ARCHITECT
DONALD A. SCHALLOCK
NO. C-17,523
REN. 7-31-24
STATE OF CALIFORNIA

PLAN CHECK STAMP

PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

UPPER LEVEL/ GARAGE MECHANICAL/ ELECTRICAL PLANS

scale :1/4" = 1'

MARCH 2023

PAGE
ME2
OF TWO

REVISION

GENERAL CONDITIONS:

1-1 The Contractor shall verify all dimensions, details and job site conditions prior to commencing work and notify the Engineer of any discrepancies.

1-2 All construction and methods shall be in strict conformance with the applicable provisions of the California Building Code, 2019 Edition, and the 2019 CMC, CPC, CEC, and the CFC as well as all applicable municipal, State, and Federal regulations.

1-3 All work is subject to the approval of the building official's field inspector.

1-4 The Contractor shall provide all measures necessary to protect the structure, workmen, and all other persons during construction.

1-5 The Engineer is responsible for the structural items in these plans only. Should any changes be made from the design as specified in the calculations without approval from the Engineer (i.e. alterations to the structural system or addition of construction materials or loads), the Engineer will assume no responsibility for any element or system of the structure.

1-6 Additional layouts and/or plans (site plan, plumbing, heating and ventilation, mechanical, etc.) by others, unless otherwise noted or indicated on the drawings.

1-7 The Contractor or Owner shall secure all required approvals and permits from the appropriate agencies as required. If they elect not to obtain a permit, these plans shall be considered null and void.

1-8 In the event certain features of the construction are not fully shown on the plans or called for in the notes or specifications, their construction shall be of similar character to conditions shown on the plans and shall be reviewed by the Engineer and Owner prior to construction.

1-9 The drawings and specifications represent the finished structure, and, unless specifically noted otherwise do not show the method of construction. The Contractor is responsible for the method of construction, and shall provide all measures necessary to protect the public, construction workers, and the structure during construction. Such measures shall include forming, shoring, bracing, scaffolding, etc.

1-10 The design, detailing and / or specification of all systems (not shown on the plans) for the prevention of water / vapor infiltration into the building envelope shall be the responsibility of the Contractor. These systems include, but are not limited to: flashing, caulking or adhesives, building wrap, vapor retarder or barrier membranes, miscellaneous waterproofing, etc. It is the responsibility of the Owner for ensuring that they are properly maintained.

1-11 All materials stored on the jobsite shall be protected from exposure to rain, snow or other harmful weather conditions. Indoor environmental conditions (temperature, humidity, and ventilation) shall be maintained within limits recommended by the respective material manufacturer for optimum results. Do not install products under environmental conditions outside the respective material manufacturer's absolute limits.

1-12 All contractors and / or subcontractors or Installers shall be experienced in performing the work they are responsible to perform for the project. Under no circumstances shall inexperienced labor be utilized.

1-13 "The soil report is done by American Soil Testing & Engineering Inc. report # 21-7654-UPD; Dated 07/15/2022. American Soil Testing & Engineering Inc. @ 408-559-6400 shall be retained to provide observation and testing services during the grading and foundation phase of construction per soil report recommendations."

FOUNDATION:

2-1 The Contractor shall be responsible for the location of all underground facilities or other buried objects which may be encountered but which are not shown on these plans. Locations and depths of any existing utilities that may or may not be shown on these plans are approximate and may not be complete.

2-2 Foundations supporting wood shall extend at least 6 inches above the adjacent finished grade. Individual concrete or masonry piers shall project at least 8 inches above exposed ground unless the columns or posts that they support are of approved wood of natural resistance to decay or treated wood is used.

2-3 Cuts and fills are to conform with the requirements of the applicable building code.

2-4 These calculations assume stable, undisturbed soils and level or stepped footings. Any unusual soil conditions such as organic soils or uncertified fills shall be brought to the attention of the Engineer prior to construction.

2-5 All excavations shall be inspected and approved by the Building Official before concrete is poured. Footings shall extend into firm, undisturbed native soil 12 inches minimum below existing grade (18 inches minimum where pre-saturation of soil is required), unless noted otherwise on plans, details or geotechnical report (whichever is lowest

2-6 Fill material shall be free from debris, vegetation, and other foreign substances.

2-7 Engineered fill may be used as existing grade provided tests are presented to the Engineer of a 90% relative compaction per ASTM 1557.

2-8 The bottom of all footing excavations shall be clean and level.

2-9 The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation.

2-10 Foundations shall not be scaled from plan or detail drawings.

2-11 The Contractor shall be responsible for determining the exact location of and the securing of all anchor bolts, holdown anchors or straps, embedments and column baseplates prior to the foundation inspection, the placement of concrete and/or the installation of structural framing members.

2-12 Anchor bolts are to be as follows:
5/8" dia. with 7" minimum embedment into concrete and spaced at 4'-0" o.c. maximum unless otherwise noted on plans, shearwall or braced wall schedules, or details. Anchor bolts shall be located within 12" of each end of sill plate with a minimum of two anchor bolts per sill plate. All anchor bolts shall have 3"x3"1/4" washer.

CONCRETE:

3-1 All concrete shall have a maximum slump of 4" +/- 1", unless otherwise noted. All foundation and slab on grade concrete has been designed for a minimum f'c=2,500 psi. However, contractor shall supply concrete with a minimum f'c = 3,000 psi after 28 days curing. Aggregate size shall be a maximum of 1-1/2" in foundations and 3/4" at all other locations.

3-2 Curing compound shall be sprayed on all exposed surfaces immediately after final troweling.

3-3 All cement used shall conform to ASTM C-150 and shall be Type II or Type III low alkali.

3-4 Aggregate shall conform to ASTM C-33 and shall not contain materials which are alkali reactive as determined by ASTM C-227, 289, and 295. If test data is unavailable in regards to alkali reactive materials, provide cement with a maximum alkali content less than 0.45% by weight.

3-5 Concrete exposed to freezing or thawing shall be protected in accordance to the latest edition of the ACI code and the applicable building code.

3-6 Vibrate concrete around all bolts, rebar and surfaces.

3-7 Construction joints shall be clean and wet prior to placing concrete.

3-8 Concrete shall have a water-cement ratio of 0.47 to 0.52 lb./lb. or less. Addition of water at the job site is not permitted unless special inspection has been provided and test specimens are taken. If hot weather conditions are anticipated at the job site, concrete materials (aggregates, mixing water, and cement) shall be cooled prior to mixing, and retarders or plasticizers may be added to provide workable concrete. Forms, reinforcing steel and subgrade shall be fogged or sprinkled with cool water just before concrete is placed.

3-10 All projecting corners of slabs, beams, columns, walls, etc. shall be formed with a 3/4" chamfer, unless specifically noted otherwise.

3-11 Concrete shall be air entrained a minimum of 5% and maximum of 7%, where exposed to freezing / thawing conditions.

CONCRETE SLAB CONSTRUCTION:

All slab-on-grade shall be supported on a minimum of 6 inches thick capillary break material such as 3/4" clean crushed rock or permeable aggregate and 2 inches of sand should be used between the finished Subgrade and concrete slab for all interior slabs along with a minimum of 10 mil thick polyethylene or its equivalent vapor membrane which shall be placed between the crushed rock and the sand.Minimum reinforcement should consist of at least #4 rebar, 18 inches on center both ways for shrinkage control to minimize the impact of expansion. However, slab reinforcing could exceed the minimum requirements depending on the anticipated usage and loading conditions. Proper expansion and contraction joints shall be provided in the slab to minimize the cracks in the slab.Concrete slabs around the landscaping area should be protected from water seepage. The water seepage from these areas usually creates over-saturation of the base rock and the subgrade, thereby causing unstable conditions. Henceforth, we recommend the following:Provide vertical cut-off or a deep vertical curb section all along the landscaping areas. The vertical cut- off should extend through the base rock and a minimum of six inches into the subgrade. This will limit the water seepage into the adjacent concrete slabs.Positive surface drainage (minimum 2%) shall always provide adjacent to the building to direct water away from the foundations and slabs to suitable discharge facility, during and after the construction phase of the project. If deemed necessary by the Soil Engineer, prior to placing the vapor membrane or pouring concrete, the subgrade shall be moistened with water to reduce the swell potential. The subgrade soils under the slabs area should be water conditioned to raise the water content; spraying the water at least a day prior to the concrete is poured can do this. Minor cracking of the concrete slabs on grade should be anticipated due to long-term differential movement of any underlying fill or natural soil. The project Structural Engineer should be determined the exact thickness and reinforcements based on the design live load and dead load.

Garage slab Construction For the slab construction in garages, the slabs should be underlain by a minimum of 12 inches layer of permeable aggregate base or 3/4" clean crushed rock and should be poured structurally independent of the foundations or any fu:ed members. Expansion joints shall be constructed in the slab at least 10 feet from the interior face of the walls. If deemed necessary by the Soil Engineer, prior to pouring concrete, the subgrade shall be moistened with water to reduce the swell potential. The subgrade soils under the slab area should be water conditioned to raise the water content; spraying the water at least a day prior to the concrete being poured can do this. Minor cracking of the concrete slabs on the grade should be anticipated due to long-term differential movement of any underlying fill or natural soil. The project Structural Engineer should be determined the exact thickness and reinforcements based on the design live load and dead load.

REINFORCING STEEL:

5-1 Reinforcing steel shall conform to the provisions of ASTM A-615, Grade 40 for #4 bars and smaller and ASTM A-615, Grade 60 for #5 bars and larger. All rebar is to be deformed. Welded wire fabric shall conform to the provisions of ASTM A 185.

5-2 All lap splices shall not be less than 62 bar diameters of the larger bar. Horizontal laps in adjacent bars shall be staggered 5' - 0" minimum.

5-3 Reinforcement cover shall be as follows:

Concrete cast against and permanently exposed to soil:		3" clear
Concrete with soil or weather exposure:	#5 bars and smaller:	1 1/2" clear
	#6 bars and larger:	2" clear
Concrete without soil or weather exposure:		3/4" clear

5-4 All rebar bends shall be made cold. #5 and larger rebar shall not be re-bent.

5-5 All reinforcing steel and anchor bolts shall be accurately secured in position before and during concrete placement.

5-6 All reinforcing steel shall be clean and free of deleterious materials at the time of concrete placement.

5-7 Each reinforcing bar shall be wired to a cross bar at a maximum spacing of 2'-0" o.c. each way for bars in top layers of reinforcing (or in areas where only one layer of reinforcing exists) and 3'-0" o.c. each way for bottom layers of reinforcing. All perimeter intersections of reinforcing bars and a minimum of 50% of interior intersections shall be tied, subject to the spacing requirements in the preceding sentence.

Reinforcing bars shall be supported by chairs at 3'-0" o.c. maximum for #3 and #4 bars, and at 4'-0" o.c. maximum for #5 and larger bars.

5-8 Not less than (2) #5 rebar shall be provided around all window and door openings in all concrete walls. Such bars shall be extended to develop the bar beyond the corners of the openings not less than 30" min. Where there is not room to extend the rebar to that length, a "standard hook" may be provided not less than 15" beyond the opening for the purposes of developing the rebar.

5-9 A "standard hook" is defined as either a 180° bend plus a 4 bar diameter extension, but not less than 2 1/2" at the free end of the bar or a 90° bend plus a 12 bar diameter extension at the free end of the bar. Hooks for stirrups and ties shall be as follows:

1. #5 bar and smaller, 90° bend plus 6 bar diameter extension at free end of bar, or
2. #6, #7 and #8 bar, 90° bend plus 12 bar diameter extension at free end of bar, or
3. #8 bar and smaller, 135° bend plus 6 bar diameter extension at free end of bar.

FRAMING/LUMBER:

6-1 All wood in contact with concrete shall be pressure treated DougFir, unless otherwise noted.

6-2 Where plumbing, heating, or other ducts are placed on a partition requiring the cutting of the double plates, a Simpson LSTA24 strap shall be fastened to each side of the top plates.

6-3 Where anchor bolts have been incorrectly placed (not including holdown anchors) or for retrofit/post installed construction, use Simpson RFB #5 with SET-22 epoxy and 7" embedment in concrete, and install per manufacturer's recommendations. Engineer's approval is required prior to installation. Special Inspection is also required. Locate and avoid all existing reinforcing prior to drilling.
Alternatively, 5/8" diameter Simpson Titen HD anchor bolts x 6" min. embedment may be substituted if the minimum distance to the edge of the concrete is 1-3/4". Install per manufacturer's recommendations.

6-4 All bolts and lag screws shall be tightened upon installation and retightened before closing in or at completion of job.

6-5 Lag screws shall be screwed, not driven, into pre-drilled holes of 2/3 the shank diameter.

6-6 Holes for bolts shall be bored with a bit 1/32" to 1/16" larger than the nominal bolt diameter.

6-7 Structural members shall not be cut for pipes, etc. unless specifically noted or detailed.

6-8 All framing anchors, clips, straps, hangers, holdowns, etc., shall be provided as specified on the plans (i.e. manufacturer, size, type, etc.) and installed per the manufacturer's recommendations. The connectors that are specified are specifically required to meet the structural calculations of the plans. Before substituting another brand, the Contractor shall contact the Engineer and receive written approval for substitution prior to installation.

6-9 Nailing schedule shall be per the applicable building code.

6-10 All nails shall be box, machine, or green sinkers as specified. Where exposed to corrosive environments including weather, fumes, fire-retardents, fertilizers or ocean salt air, connectors and fasteners shall be stainless steel or hot-dip galvanized. When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners shall be made of the same material.
Stainless steel or hot-dip galvanized connectors and fasteners shall be used with pressure-treated wood.

6-11 a. Solid blocking (to match typical floor joists) shall be provided over all bearing walls, shearwalls or other supports, and at mid-span of floor joists and roof framing u.n.o. Where manufactured joists or girders are specified, blocking requirements listed herein are to be considered minimums and shall be increased as per manufacturer's recommendations (for floor joist and roof framing spans).
b. Solid blocking (to match typical floor joists) shall also be provided (in the plane of the floor diaphragm) perpendicular to all walls where floor joists frame parallel to the wall. The blocking shall be spaced at 2'-0" o.c. max parallel to the wall and shall extend for one joist bay perpendicular to the wall.

6-12 Splices and joints in double top plate of stud bearing wall shall occur at the center line of supporting stud.

6-13 All studs to have double top plates of the same dimension as the studs. Where both plates are broken due perpendicular framing, a minimum of an LSTA36 strap shall be provided across the splice, u.n.o.

6-14 Fire block wood stud walls at mid-height or more as required by good construction practice, 10' maximum o.c., uno on plans.

6-15 Carry all upper level posts into lower levels and provide solid blocking under all posts in floors.

6-16 The load shall be transferred to the foundation by vertical grain only where posts with column caps or bearing plates are specified, u.n.o.

6-17 Splice all beams over supports.

6-18 Where (3) or more trimmers are specified, those trimmers are to be stacked in all wall framing and solid blocked at the floor level continuous down to the foundation.

6-19 All framing members specified in these calculations are minimum. Larger members may be substituted at the Contractor's option.

6-20 All structural lumber shall be Douglas Fir of the following grades unless otherwise noted:
2x4 / 3x4 / 4x4 ..... #2 Grade
2x6 / 3x6 / 4x6 (or Larger) ..... #1 Grade
6x Beams and Posts ..... #1 Grade
Plywood ..... APA Rated Sheathing, Grade CDX

6-21 Trimmers and king studs required adjacent to openings shall be as specified in the "Wall Opening Schedule".

6-22 Provide double floor joists under partition walls running parallel to joist span and under all locations where tubs may be located. Adequate support for all other equipment or furnishings including but not limited to: hot water heater, stove, refrigerator, oven, fire place enclosures, wood burning stove, etc... shall be provided by Contractor or Owner.

6-23 In no instance shall a stud wall be used to retain soil or resist lateral pressure due to snow loading. In case of snow build-up against a stud wall, the owner shall be responsible to eliminate snow to stud wall contact.

6-24 All built up, laminated double or multiple 2x joists, beams and/or studs shall be nailed together with 16d nails at 6" o.c. with adjacent nails staggered and driven from opposite sides or (2) 16d nails at 12" o.c. from one side for members up to 12" deep, u.n.o. per mfr. For members > 12" deep and <=18" deep, use (3) 16d nails at 12" o.c. from one side, u.n.o. per mfr.

6-25 When using "green" or un-seasoned lumber, care shall be taken to allow for effects of shrinkage or warping which could cause settlement of the roof and or floors and could lead to failure of associated framing members. The Contractor shall take all measures necessary to protect framing from the effects of shrinkage and warping. Any system used to alleviate these effects shall be reviewed by the Engineer prior to use. In addition, the Engineer shall not be responsible for damage to framing members or finishes due to these effects. Framing members with a moisture content greater than 19% shall not be used.

6-26 Plywood sheathing shall conform to PS 1-95. Unless noted otherwise, roof sheathing shall be CDX APA rated or OSB equivalent. Apply face grain perpendicular to framing and stagger panels, uno. Edge nail at gable end trusses, drag trusses and drag lines, fraize blocking, all perimeter wall lines and all supported edges. Thickness shall be per APA load tables based upon roof live loads and framing spacing. Maximum unframed holes in sheathing shall be 3" in diameter. See plans for roof, floor, and shearwall sheathing and nailing.

6-27 Where a wall is labeled as a shearwall, such wall shall be continuously shear paneled and nailed as required per schedule from the roof sheathing to foundation sill plate. Where a floor or other element disrupts the continuous paneling, special detailing is required. Where special detailing is not provided, connections shall be requested by Contractor.

6-28 All headers to be as follows, unless otherwise noted on plans (8'-0" max. span):

Loading conditions	2x4 stud wall	2x6 stud wall
Supporting roof only	4x12	6x10
Supporting floor and roof	4x14	6x12

6-29 Provide 1 3/4" minimum bearing at end supports and 3 1/2" minimum bearing at intermediate supports for floor joists, ceiling joists and rafters, unless otherwise noted on plans.

6-30 Joists framing from opposite sides of a beam, girder or partition shall be lapped at least 3".

6-31 All bolts, nuts, and lag screws shall be provided with flat or malleable washers where bearing against wood.

6-32 Balloon frame studs to truss bottom chord or full height at exterior walls where sloping ceilings occur, u.n.o.

GLUED-LAMINATED / MANUFACTURED LUMBER:

7-1 All glue-lams shall be of the following grades unless noted otherwise:
Glu-Lam Timber: ANSI/AITC A190.1-1983
Simple Spans ..... 24F-V4 DF/DF Combination
Cantilevers ..... 24F-V8 DF/DF Combination

7-2 Glue-lams exposed to weather must be rated for exterior use by the manufacturer. Glued-laminated fabrication shall be performed in an approved fabricator's shop in accordance with the applicable building code. Beam inspection certificates shall be submitted to the field inspector prior to completion of frame inspection in accordance with the applicable building code.

7-3 All manufactured wood products shall be installed per manufacturer's recommendations.

7-4 Bolse Cascade, TrusJoist MacMillan or equivalent shall provide manufactured lumber products.
Minimum design values shall be as follows:

Specification	Fb(psi)	Fv(psi)	FcT(psi)	Fc⊥(psi)	E(psi)
Microllam LVL	2600	285	750	2510	1.9E6
TimberStrand LSL	2250	400	750	1950	1.5E6
Parallam PSL	2900	290	750	2900	2.0E6
Versa-Lam	3100	285	750	3000	2.0E6

7-5 A manufactured rim board (such as timber strand) shall be used with all "I" joists. A double rim board shall be used at all locations where ledgers occur (such as deck ledgers).

PREMANUFACTURED WOOD TRUSSES:

9-1 Trusses are to be stamped on the bottom chord within 2 ft of the center span with the name of the manufacturer, the loading criteria, and allowable spacing, per the applicable building code.

9-2 All truss designs shall bear the name and seal of a licensed Professional Engineer.

9-3 The truss designer, engineer and manufacturer shall submit drawings and calculations to all governing agencies for review before fabrication. This review does not relieve them from designing and providing trusses that meet the design criteria for the project. The structural design of the Individual trusses, framing configuration, dimensions, out-of-plane bracing, truss-to-truss connections and other applicable design criteria are the sole responsibility of the truss designer, engineer and manufacturer.

9-4 Truss calculations shall reflect FAU load where applicable.

9-5 Provide no less than (1) 4x post under all girder truss supports or as noted on plans, whichever is greater. Where a girder truss lands on a cripple wall that occurs above a header, post down to the header with a post that is the same size as the larger of the two trimmers (4x post minimum).

9-6 All truss-to-truss connections and dimensions to the exact truss locations shall be the responsibility of the truss designer / manufacturer, unless otherwise noted.

9-7 For structures where truss deflection at wall (interior non-load bearing) and ceiling interfaces may present an issue, the Contractor shall take the necessary precautions to allow for this deflection. Sheetrock clips, "floating corners" and / or crown moldings nailed only to the trusses to allow for vertical movement along the bottom chords may be utilized.

HARDY WALL (BRACED FRAMES AND WALL PANELS):

20-1 Contractor is responsible for installing Hardy Frame wall panels in accordance with all manufacturer's recommendations / details and ICC-ES Report PFC-5342.

20-2 Wall panels shall be clean and free of deleterious materials at the time of placement.

20-3 Wall panels shall be in good condition when delivered to the site. All components of the panels shall be formed from ASTM A 653 SS Grade 50 Steel and shall have a hot-dipped galvanized finish (G60 minimum).

20-4 Screws used for all installations shall be Hardy Frame screws manufactured from AISI C 1022 steel (SAE Grade 5) and shall have a finish coat of zinc and dichromate. They shall also be identified with the manufacturer's name and address, the product name and the evaluation report number.

20-5 Wall panels shall be indentified by labels bearing the manufacturer's name and address, the product name and model number, the evaluation report number, the fabricator's name and the name of the control agency.

20-6 Wall panels shall not be cut or drilled unless prior approval has been obtained by the Engineer.

20-7 Contractor shall provide all components and accessories necessary for a complete installation including, but not limited to Hardy Frame panels, fasteners and templates.

RETAINING WALLS

21-1 Backfill shall not be placed until the wall concrete or grout has cured for a minimum of 21 days. The Contractor shall provide shoring (designed by the Engineer for the wall while compacting backfill.

21-2 Unless noted otherwise, walls have not been designed to accommodate permanent surcharge loads due to footings, large vegetation (trees or bushes greater than 6'-0" tall), light poles, flag poles, fences or other loads occuring within twice the height of the retained soil behind the wall or on the wall (i.e. for a 5'-0" wall, these loads shall occur at least 10'-0" or greater behind the wall). Retained soil at top of wall shall be graded flat (i.e. no slope is allowed) unless noted otherwise.

21-3 Unless noted otherwise, walls have not been designed to accommodate temporary surcharge loads due to construction or other loads occuring within twice the height of the retained soil behind the wall (i.e. for a 5'-0" wall, these loads shall occur at least 10'-0" or greater behind the wall). These loads include loads from construction equipment or vehicles such as bulldozers, cranes, etc. or for storage of construction materials. The minimum distance shall be maintained at all times or shoring must be provided for the walls to accommodate these loads.

21-4 Vertical contraction joint design and spacing shall be provided by the Contractor. As a minimum, contraction joists shall be cut or formed to a depth approximately 1/4 the thickness of the wall and shall be placed vertically at 20 feet to 25 feet on center maximum, but not greater than two to three times the height of the wall, along the length of the wall. In addition, they shall be placed at the following locations:
- At abrupt changes in wall thickness or height
- Within 10'-0" of wall returns that create discontinuities (i.e. "L" or "T" intersections)

21-5 Drainage shall be provided per the project geotechnical report. If a geotechnical report does not exist for the project the following minimum drainage shall be provided:
A 12" wide (minimum) "wall" of full-height, clean, free-draining material (drain rock) shall be placed directly behind all retaining walls. A "wall" of geotextile filter fabric shall be placed between the drain rock and the soil behind it. Drainage for the retaining wall shall be provided by the following:

A four-inch (4") diameter continuous perforated drainpipe shall be placed directly behind all retaining walls (at the base of the wall). The pipe shall drain (slope) to daylight. Where water in the pipe would be required to run horizontally more than 40'-0", a return (drainage outlet) of the same diameter shall be provided in the pipe to allow for drainage directly through the retaining wall.

The Contractor is responsible for ensuring all drainage systems are maintained and in working order at all times during construction. The Owner is responsible for their maintenance upon completion of construction. Catastrophic failure of the wall can occur if maintenance is neglected.

21-6 The Contractor shall consult with the Owner to determine if the wall use will be such that the outside face of the wall must be dry at all times. If so, it is recommended that waterproofing (designed by the Contractor) be placed against the backside of the wall full height from the bottom of the footing to the top of the wall.

21-7 Walls shall be placed so as to meet the slope setback requirements of Figure 18-I-1 of the latest edition of the CBC.

21-8 If wall location will be such that water flows are expected near the base (toe; at the outside face) of the wall, measures such as vegetation / ground cover, erosion-control mats and / or strategic rip-rap placement (minimum 12" diameter) shall be utilized to ensure that soil erosion does not occur anywhere in this area.

PLAN REVIEW ACCEPTANCE

05.03.2024

Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
xx-xx-xxxx

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

SPECIAL NOTE:

The geotechnical report by American Soil Testing dated JULY 2022 (File # 21-7654-S) is an integral part of this plan set and shall be on the job site at all times during foundation preparation and construction. The Contractor shall review the report prior to commencing construction and any discrepancies between the plans and the report shall be brought to the attention of Don Schallock, Architect immediately. It is the sole responsibility of the Contractor to ensure that all construction is in compliance with the report.

GENERAL NOTES:

Any revisions, corrections or other notations placed on these drawings that are not computer-generated (i.e. pencil, ink, marker, etc.) are invalid, have not been approved by the Engineer and shall not be considered a legitimate revision or addendum to the drawing set. Should the Engineer desire to issue a revision or addendum to the drawing set, it will be performed utilizing one of the following methods:

A. The affected portions of the set will be addressed by way of a letter and / or detail on an 8-1/2 x 11 (or 11 x 17) addendum sheet from the Engineer and will contain the Engineer's wet stamp and wet signature.
B. The affected sheet(s) will be re-issued in their entirety and will contain the Engineer's wet stamp and wet signature.
C. The drawing set will be re-issued in its entirety and will contain the Engineer's wet stamp and wet signature.

STRUCTURAL SPECIFICATIONS

MARCH 2023

PLAN CHECK STAMP

PLAN REVIEW APPROVAL

05.23.2024

TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:

1 January 2024
2 April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
445 Los Gatos Blvd., Los Gatos, CA 95032

don schallock
Architect AIA

ARCHITECTURE by design

LICENSED ARCHITECT
DONALD A. SCHALLOCK
No. C-17,523
EXP. 7-31-24
STATE OF CALIFORNIA

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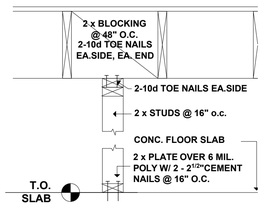
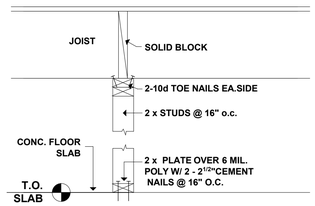
OF SEVEN

REVISION



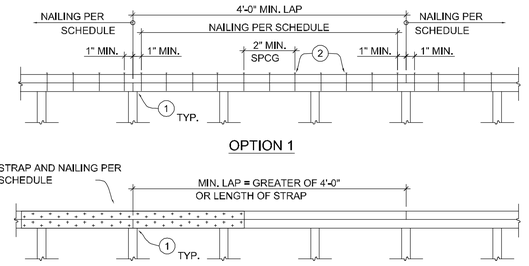
NON-BEARING WALL PARALLEL TO CEILING JOISTS

SCALE: 1" = 1'-0"



NON-BEARING WALL PERPENDICULAR TO CEILING JOISTS

SCALE: 1" = 1'-0"



OPTION 1

OPTION 2

1. ALL INTERSECTIONS IN PLATES SHALL BE CENTERED OVER A STUD.
2. STAGGER ADJACENT NAILS HORIZONTALLY ACROSS TOP PLATE WIDTH (PROVIDE 1" MIN. EDGE DIST.)

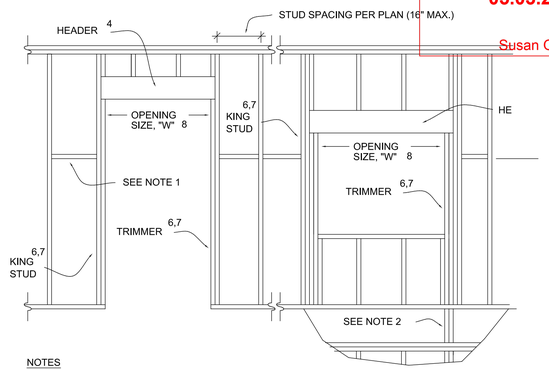
MINIMUM NUMBER OF NAILS LISTED BELOW FOR OPTION 1 SHALL BE USED EACH SIDE OF EACH UPPER & LOWER PLATE INTERSECTION.

MARK	FASTENERS (OPTION 1)	STRAPPING (OPTION 2)	LOAD (LB)
A	10 - 16d EA. SIDE OF INTRSCTNS	LSTA36 STRAP W/ 24 - 16d	1300
B	14 - 16d EA. SIDE OF INTRSCTNS	LSTA36 STRAP W/ 24 - 16d	1640
C	18 - 16d EA. SIDE OF INTRSCTNS [5]	MSTC28 STRAP W/ 36 - 16d	2450
D	22 - 16d EA. SIDE OF INTRSCTNS [5]	MSTC40 STRAP W/ 36 - 16d	2990
E	28 - 16d EA. SIDE OF INTRSCTNS [5]	MSTC40 STRAP W/ 52 - 16d	3750
F	34 - 16d EA. SIDE OF INTRSCTNS [5]	MSTC52 STRAP W/ 62 - 16d	4460
G	42 - 16d EA. SIDE OF INTRSCTNS [5]	MSTC66 STRAP W/ 76 - 16d [5]	5660
H	48 - 16d EA. SIDE OF INTRSCTNS [5]	CMST14 STRAP W/ 88 - 16d [5]	6490

NOTES:
1. TOP PLATES SHALL BE 2x HEM FIR #2 OR BETTER, UNO.
2. ALL NAILS ARE TO BE SINKERS OR BETTER.
3. PROVIDE DESIGNATED CONN. AT ALL TOP PLATE SPLICES AND TOP PLATE / BEAM SPLICES OF MARKED WALL LINES.
4. INSTALL STRAPS PER MANUFACTURER'S SPECIFICATIONS.
5. 2 x 6 MINIMUM TOP PLATE REQUIRED.
6. PROVIDE NAILING PER CODE BETWEEN ALL SPLICES.

TOP PLATE SPLICE SCHEDULE

NO SCALE



NOTES

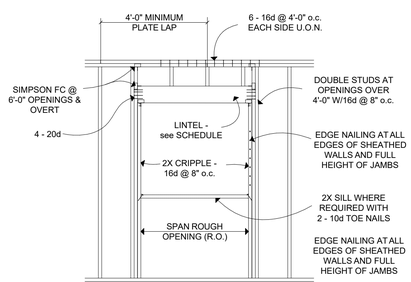
1. BLOCK AT PLYWOOD SPLICES AND PROVIDE MAXIMUM UNBRACED STUD LENGTHS PER NOTE 6-1 SHEET S-1.
2. BLOCK SOLID AT MULTIPLE STUDS & CONTINUE MULTIPLE STUD GROUPS TO FOUNDATION, UNO.
3. TRIMMER AND KING STUD WIDTHS TO MATCH WALL STUD WIDTHS.
4. HEADERS TO BE PER NOTE 6-28 ON SHEET S-1.
5. PROVIDE LUMBER GRADE PER NOTE 6-20, 7-1 AND 7-4 ON SHEET S-1.
6. ATTACH MULTIPLE MEMBERS PER NOTE 6-24 ON SHEET S-1.
7. KING STUDS AND TRIMMERS MUST OCCUR ON EA. SIDE OF OPENINGS. WHERE KING STUDS CANN OCCUR ON EA. SIDE OF AN OPENING DUE TO THE PRESENCE OF ADJACENT OPENINGS, THE NUM OF KING STUDS PROVIDED SHALL BE BASED ON THE TOTAL WIDTH (SUM OF THE OPENING SIZES ALL OPENINGS.
8. FOR OPENINGS WIDER THAN 16'-0", CHECK WITH ENGINEER FOR REQUIREMENTS.

OPENING SIZE	TRIMMERS	KING STUDS
"W" <= 4'-0"	(1) 2X	(1) 2X
4'-0" < "W" <= 6'-0"	(2) 2X	(2) 2X
6'-0" < "W" <= 8'-0"	(2) 2X	(2) 2X
8'-0" < "W" <= 10'-0"	(3) 2X	(3) 2X
10'-0" < "W" <= 12'-0"	(3) 2X	(3) 2X
12'-0" < "W" <= 14'-0"	(4) 2X	(4) 2X
14'-0" < "W" <= 16'-0"	(4) 2X	(4) 2X

WALL OPENING SCHEDULE

	SPAN	LINTEL	CRIPPLE
BEARING WALLS	3'-6" MAX.	4 X 6	2 X 4
	3'-7" to 6'-2"	4 X 8	2 X 4
	6'-3" to 10'-0"	4 X 10	3 X 4
	10'-1" to 12'-0"	4 X 14	4 X 4
	12'-1" to 14'-0"	4 X 16	4 X 4
NON-BEARING WALLS	5'-0" MAX.	4 X 4	2 X 4
	5'-1" to 8'-0"	4 X 6	2 X 4
	8'-1" to 10'-0"	4 X 8	2 X 4

1. SCHEDULE IS FOR 4" STUD WALLS. AT 6" STUDS USE 6 X MEMBERS.
2. SIZES ABOVE APPLY UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
3. LINTELS THAT DO NOT HAVE ROOF PURLINS OR FLOOR JOISTS BEARING ABOVE THEM MAY BE AS NOTED FOR NON-BEARING WALLS.



SHEAR WALL SCHEDULE

SHEAR WALL	1	2	3	4	5	6	7
ALLOWABLE LOAD/FOOT	210	300	390	510	610	780	940
3/8" CDX PLYWOOD OR EXT. RATED OSB [1, 2]	1 SIDE	1 SIDE	1 SIDE	1 SIDE	2 SIDES	2 SIDES	2 SIDES
EDGE NAILING [4]	8d @ 6"	8d @ 4"	8d @ 3" [3]	8d @ 2" [3]	8d @ 4" [3]	8d @ 3" [3]	10d @ 3" [3]
FIELD NAILING [4]	8d @ 12"	8d @ 12"	8d @ 12"	8d @ 12"	8d @ 12"	8d @ 12"	10d @ 12"
FOUNDATION SILL PLATE THICKNESS	1 1/2"	1 1/2"	1 1/2"	1 1/2"	2 1/2"	2 1/2"	2 1/2"
CLIP, BLOCK TO PLATE [5]	LS50 @ 24"	LS50 @ 16"	LS90 @ 20"	LS90 @ 14"	LS90 @ 12"	LS90 @ 10"	LS90 @ 8"
5/8" Ø A.B. SPACING [6]	48" o.c.	34" o.c.	16" o.c.	12" o.c.	26" o.c.	20" o.c.	18" o.c.

NOTES:
1. OVER SPRUCE PINE FIR STUDS @ 16" O.C., HEM-FIR TOP AND BOTTOM PLATES ARE OKAY
2. ALL PANEL EDGES BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING U.O.N.
3. ALL VERTICAL STUDS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE APPLIED OVER 3-INCH NOMINAL OR WIDER FRAMING WITH NAILS STAGGERED.
4. NAILS SHALL BE SINKERS. IF MACHINE NAILS ARE USED, NAILS WITH A PARTIAL HEAD ARE NOT PERMITTED.
5. SIMPSON MANUFACTURED CLIPS AT 24" O.C. FOR ENTIRE BALANCE OF WALL LINE. "BLOCK" MAY BE TRUSS CHORD OR RAFTER PER DETAIL.
6. ANCHOR BOLTS SHALL HAVE A MINIMUM 3" X 3" X 1/4" THICK PLATE WASHER.
7. FOR ANCHOR BOLTS REQ'D IN RETROFIT SITUATIONS, SEE NOTE 6-3 ON SHEET S-1.
8. USE 5/8" DIA. MIN. ANCHOR BOLTS IN SEISMIC DESIGN CATEGORIES E AND F.

HOLDOWNS AT SECOND FLOOR

MARK	STRAP [1]	FASTENERS REQUIRED	STUDS OR POST	HOLDOWN ALTERNATE (ABOVE AND BELOW)
28	MSTC28	16- 16d NAILS	2- 2x STUDS	HDU2 W/ 5/8" DIA. THREADED ROD
40	MSTC40	36- 16d NAILS	4x POST	HDU4 W/ 5/8" DIA. THREADED ROD
52	MSTC52	48- 16d NAILS	4x POST	HDU4 W/ 5/8" DIA. THREADED ROD
78	MSTC78	76- 16d NAILS	4x6 POST	HDU8 W/ 7/8" DIA. THREADED ROD
12	CMST12 W/ C.L. = CLR SPN + 90"	100- 16d NAILS	4x8 OR 6x6 POST	HDU11 W/ 1" DIA. THREADED ROD

NOTES:
1. THE MAXIMUM CLEAR SPAN BETWEEN (TOP OF BOTTOM SILL) PLATE AT FLOOR ABOVE AND (BOTTOM OF DOUBLE TOP) PLATE AT FLOOR BELOW SHALL BE 16".

ANCHOR BOLT / HOLDOWN SCHEDULE

MARK	HD	(MONO POUR) ANCHOR BOLT	(MONO POUR) Le MIN.	(TWO POUR) ANCHOR BOLT	(TWO POUR) Le MIN.	Dc MIN.	MIN. STEM WALL THICK.	MIN. POST REQ'D	POST OR STUD ATTACHMENT
2 [2]	HDU2	SSTB16	13"	SSTB20	17"	5"	6"	2-2x	6- SDS SCREWS [1]
4 [2]	HDU4	SSTB20	17"	SSTB24	21"	5"	6"	4x	10- SDS SCREWS [1]
5 [2]	HDU5	SSTB20	17"	SSTB24	21"	5"	6"	4x6	14- SDS SCREWS [1]
8 [3]	HDU8	SSTB28	25"	SSTB34	29"	5"	8"	4x8	20- SDS SCREWS [1]
11	HDU11	SB1X30 OR 1"Ø [5]	25"	SB1X30 OR 1"Ø [5]	29"	8"	8"	6x6	30- SDS SCREWS [1]
14	HDU14	SB1X30 OR 1"Ø [5]	26"	SB1X30 OR 1"Ø [5]	29"	8"	8"	6x6	36- SDS SCREWS [1]

NOTES:
1. ALL WOOD SCREWS SHALL BE 1/4"x3" SIMPSON STRONG DRIVE WOOD SCREWS.
2. SIMPSON RFB#5 x 16 W/ SIMPSON SET EPOXY MAY BE SUBSTITUTED FOR SSTBxx FOR MARK 2 -MARK 5 HOLDOWNS. SPECIAL INSPECTION IS REQ'D. SEE "REQUIREMENTS FOR SPECIAL INSPECTION" ON SHEET S-1 FOR ADD'L INFO.
3. 7/8" DIA. ALLTHREAD x 18" MIN. EMBEDMENT W/ SIMPSON SET EPOXY MAY BE SUBSTITUTED FOR SSTBxx FOR MARK 8 HOLDOWNS. MIN. STEMWALL THICKNESS = 8". SPECIAL INSPECTION IS REQ'D. SEE "REQUIREMENTS FOR SPECIAL INSPECTION" ON SHEET S-1 FOR ADD'L INFO.
4. CNW COUPLERS AND ALL-THREAD OR SSTBL ANCHOR BOLTS ARE REQUIRED FOR SILL PLATES WITH THICKNESSES GREATER THAN A 2X MEMBER.
5. PROVIDE 1" DIA. ALLTHREAD X 21" MIN. EMBEDMENT W/ DBL. NUT AND 3/8" x 3 1/2" SQ. WASHER. TACK WELD NUTS TO WASHER AND ALLTHREAD

NAIL CONVERSION SCHEDULE

SINKER NAIL (DIA., LENGTH)	BOX NAIL EQUIVALENT	COMMON NAIL EQUIVALENT
8d NAILS (0.113"Ø, 2-3/8")	8d NAILS (0.113"Ø, 2-1/2")	7d NAILS (0.113"Ø, 2-1/4")
10d NAILS (0.120"Ø, 2-7/8")	10d NAILS (0.128"Ø, 3")	8d NAILS (0.131"Ø, 2-1/2")
12d NAILS (0.135"Ø, 3-1/8")	16d NAILS (0.135"Ø, 3-1/2")	10d NAILS (0.148"Ø, 3")
16d NAILS (0.148"Ø, 3-1/4")	20d NAILS (0.148"Ø, 4")	12d NAILS (0.148"Ø, 3-1/4")

NOTES:
1. ALL NAILS SPECIFIED ON PLANS ARE SINKERS PER NOTE 6-10 ON SHEET S-1 U.O.N. BOX OR COMMON NAILS MAY BE SUBSTITUTED PER THE TABLE ABOVE.

TABLES / CHARTS / DETAILS

MARCH 2023

PLAN REVIEW ACCEPTANCE
05.03.2024
Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
XX-XXXX
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS NOT APPROVED AND THE ULTIMATE APPROVAL.

PLAN CHECK STAMP

PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

REVISED:
2 January 2024
3 April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
445 Los Gatos Blvd., Los Gatos, CA 95032

don schallock
Architect AIA
ARCHITECTURE by design

LICENSED ARCHITECT RONALD A. SCHALLOCK NO. C-26586 REN. 7-31-24 STATE OF CALIFORNIA

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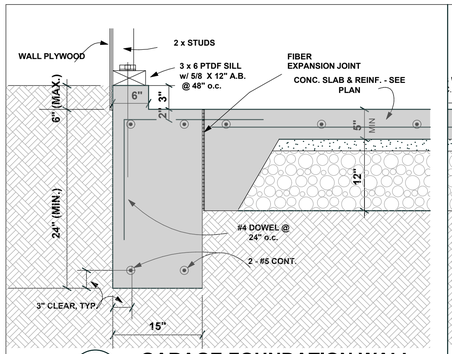
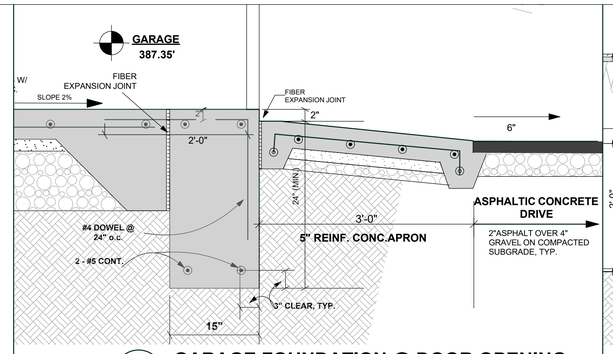
OF SEVEN

REVISION



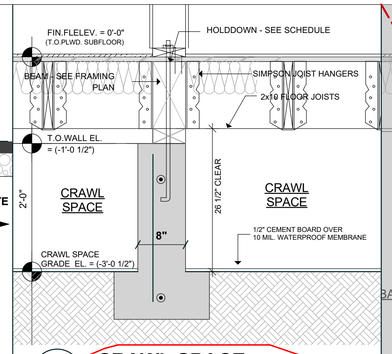
8 GARAGE FOUNDATION WALL

SCALE: 1" = 1'



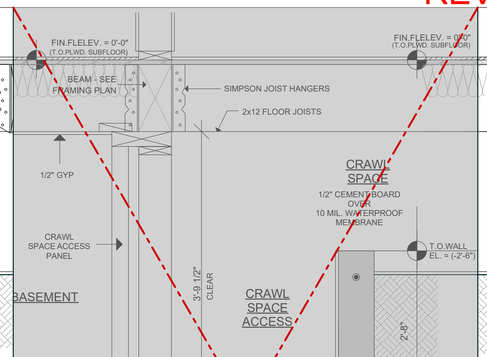
9 GARAGE FOUNDATION @ DOOR OPENING

SCALE: 1" = 1'



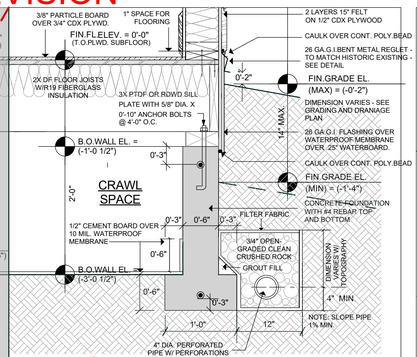
4 CRAWL SPACE DETAIL

2 1= 1'-0" SCALE



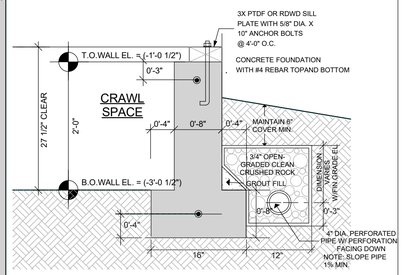
3 BASEMENT - CRAWL SPACE DETAIL

2 1= 1'-0" SCALE



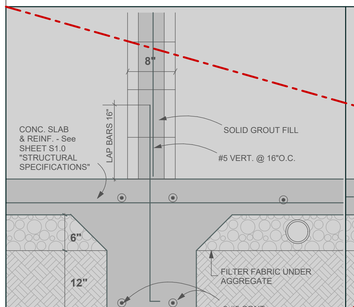
1 6" FOUNDATION WALL DETAIL

2 1= 1'-0" SCALE



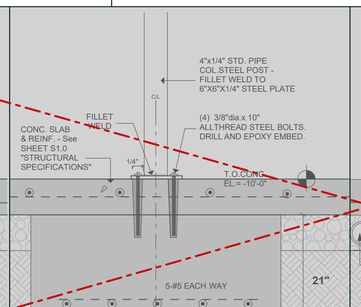
2 8" FOUNDATION WALL

2 SCALE: 1" = 1'



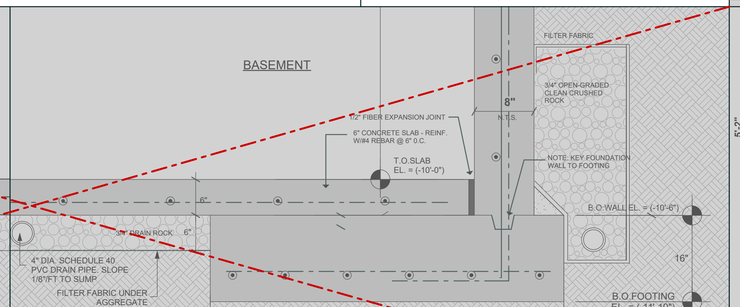
7 CMU WALL DETAIL

2 1"= 1'-0" SCALE



6 PAD @ STEEL POST

2 1"= 1'-0" SCALE



5 BASEMENT FOOTING DETAIL

2 1"= 1'-0" SCALE

PLAN REVIEW ACCEPTANCE

05.03.2024

Susan O'Brien

COMMUNITY DEVELOPMENT DEPARTMENT APPROVED

XX-XXX-XXXX

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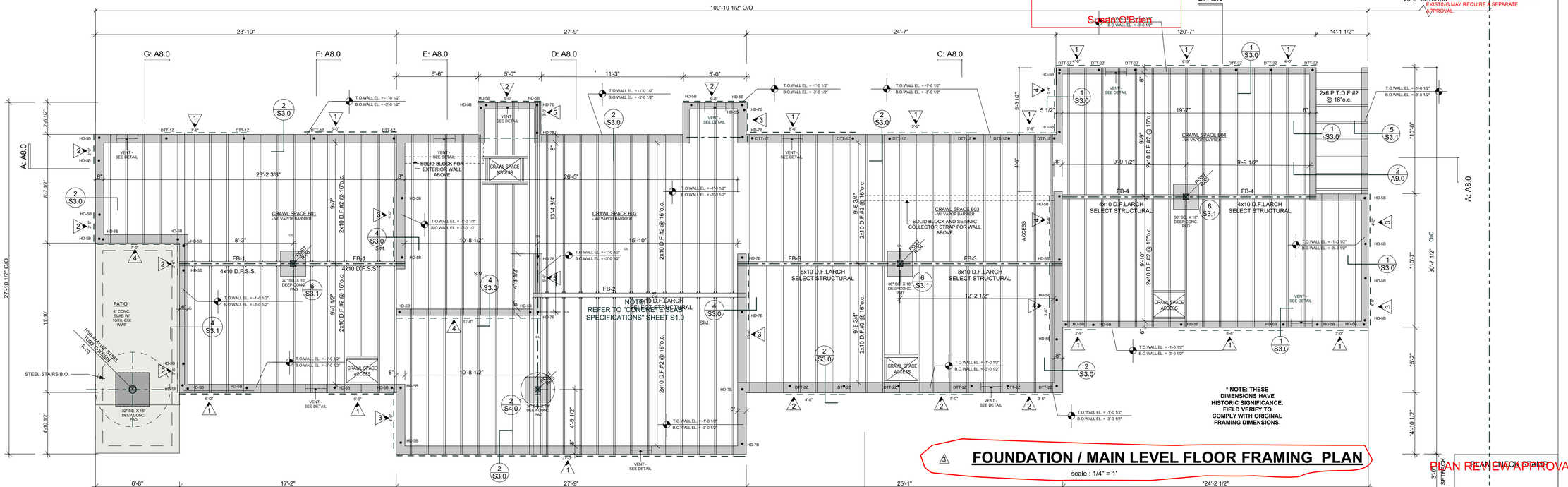

3 FOUNDATION / MAIN LEVEL FLOOR FRAMING PLAN

scale : 1/4" = 1'

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05.23.2024

TOWN OF LOS GATOS BUILDING DIVISION

FOUNDATION PLAN/MAIN FLOOR FRAMING/ DETAILS

MARCH 2023

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1 October 2023

2 January 2024

3 April 2024

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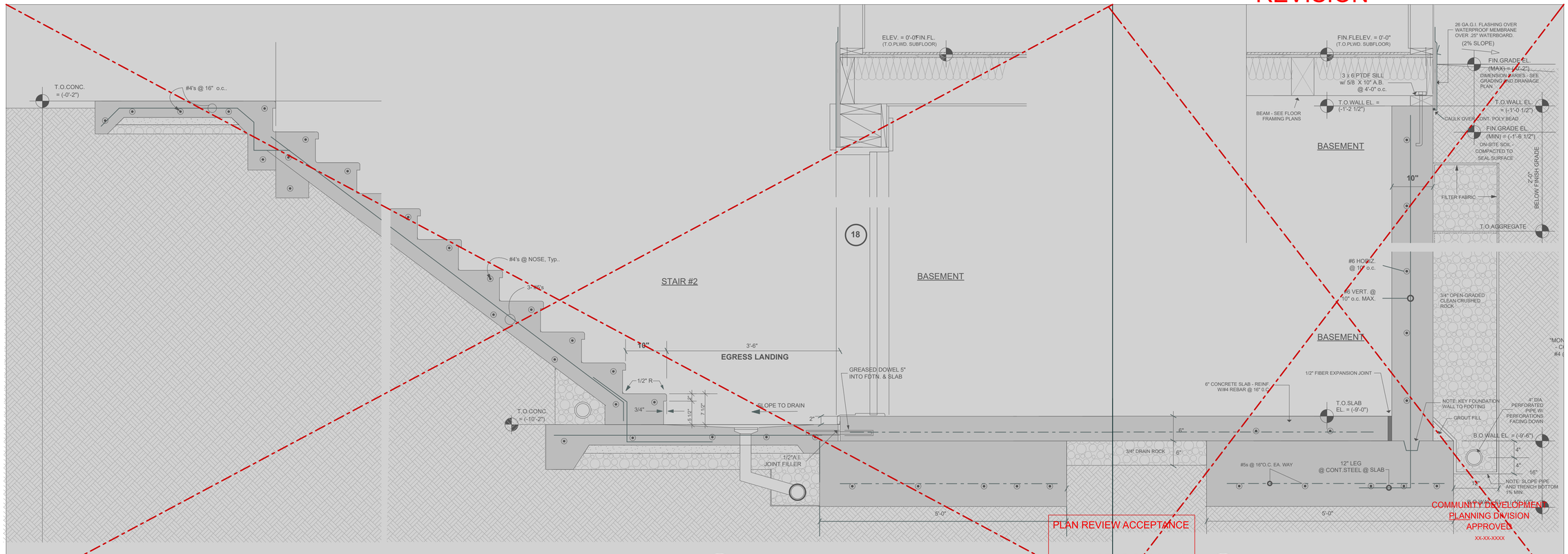
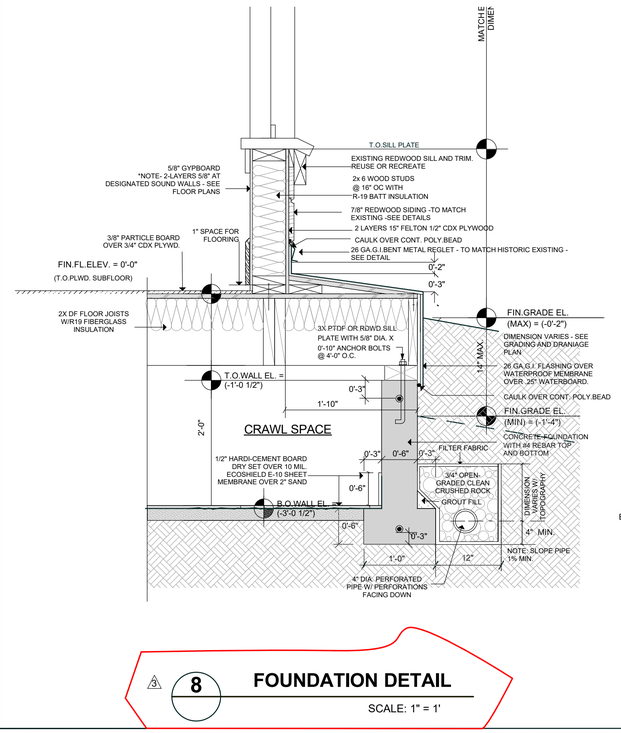
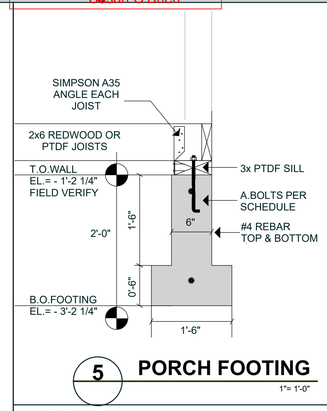


2 BASEMENT STAIRWAY
SCALE: 1" = 1'

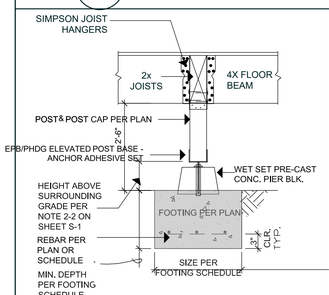
1 10" FOUNDATION WALL
SCALE: 1" = 1'



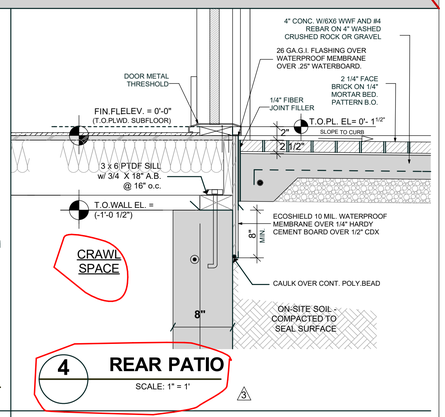
8 FOUNDATION DETAIL
SCALE: 1" = 1'



5 PORCH FOOTING
1"= 1'-0"



6 CONCRETE PAD DETAIL
NO SCALE



4 REAR PATIO
SCALE: 1" = 1'

FOUNDATION DETAILS
scale : AS NOTED
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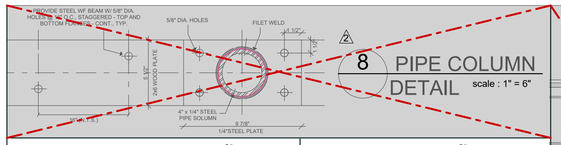
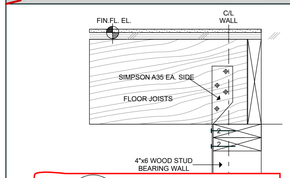
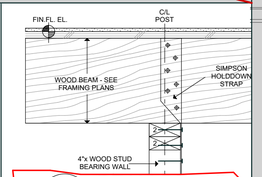


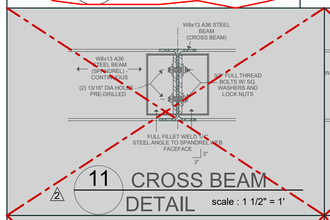
8 PIPE COLUMN DETAIL scale : 1" = 6"



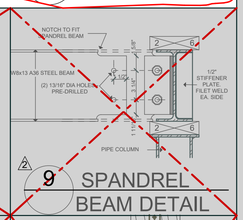
15 FLOOR JOISTS DETAIL scale : 1 1/2" = 1'



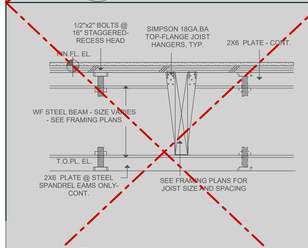
14 BEAM DETAIL scale : 1 1/2" = 1'



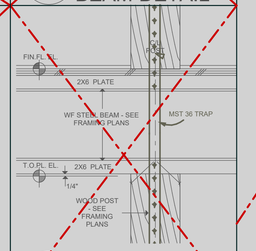
11 CROSS BEAM DETAIL scale : 1 1/2" = 1'



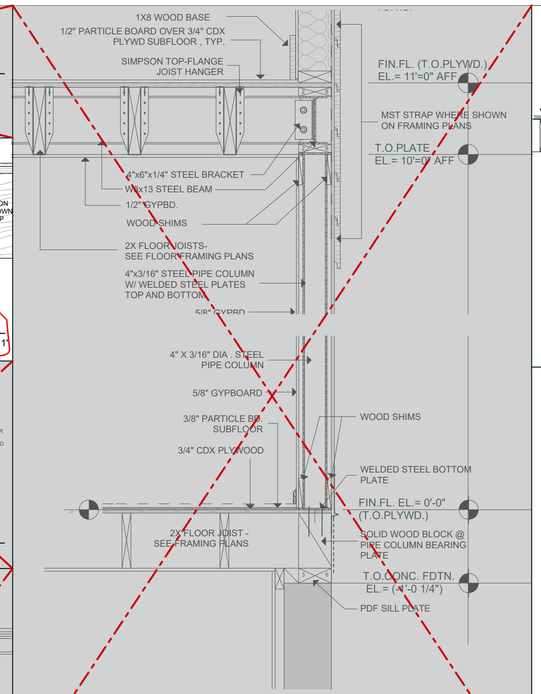
9 SPANDREL BEAM DETAIL scale : 1 1/2" = 1'



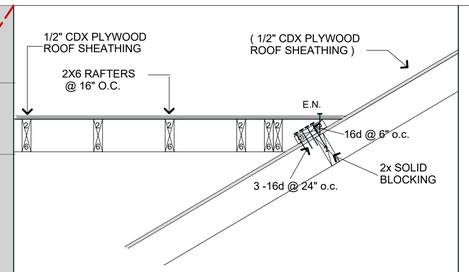
12 WF PLATE DETAIL scale : 1 1/2" = 1'



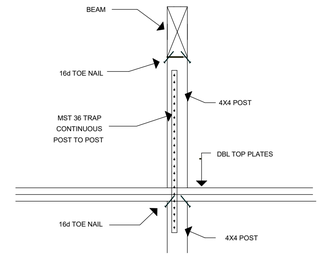
13 POST DETAIL scale : 1 1/2" = 1'



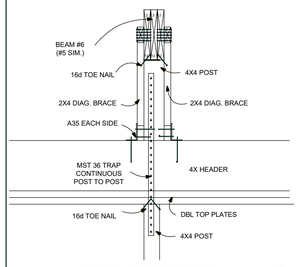
7 "WF" STEEL BEAM / PIPE COLUMN DETAIL scale : 1" = 1'



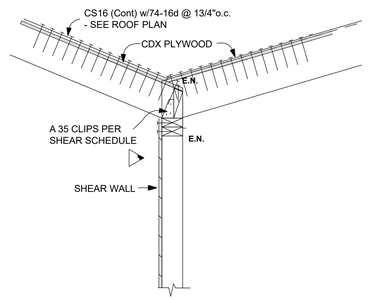
5 "CALIFORNIA FRAMING" DETAIL scale : 1" = 1'



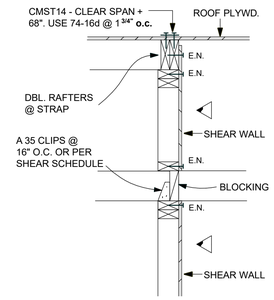
3 POST DETAIL scale : 3/4" = 1'



1 RIDGE DETAIL scale : 3/4" = 1'



6 SHEAR WALL DETAIL scale :1" = 1'



4 SHEAR TRANSFER DETAIL scale :1" = 1'

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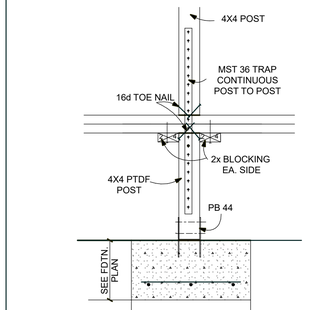

2 FRAMING DETAIL scale :1" = 1'

CONFORMS TO DEVELOPMENT PLANNING DIVISION APPROVED XX-XXX-XXXX

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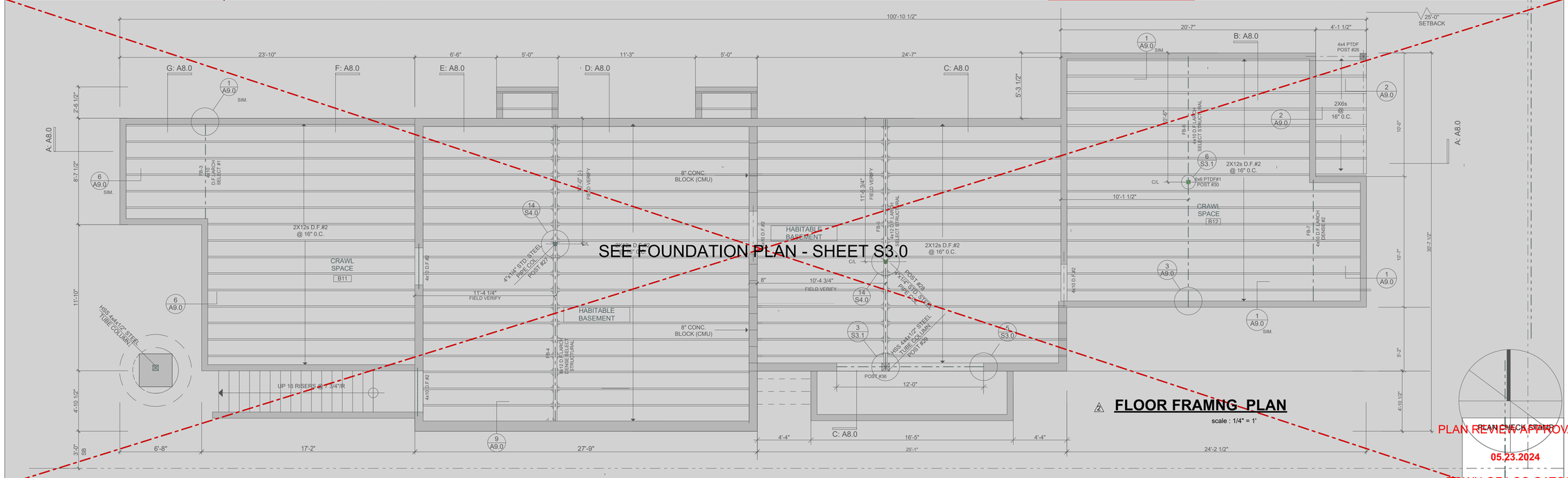

FLOOR FRAMING PLAN

scale : 1/4" = 1'

FLOOR FRAMING DETAILS scale : AS NOTED

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2 January 2024

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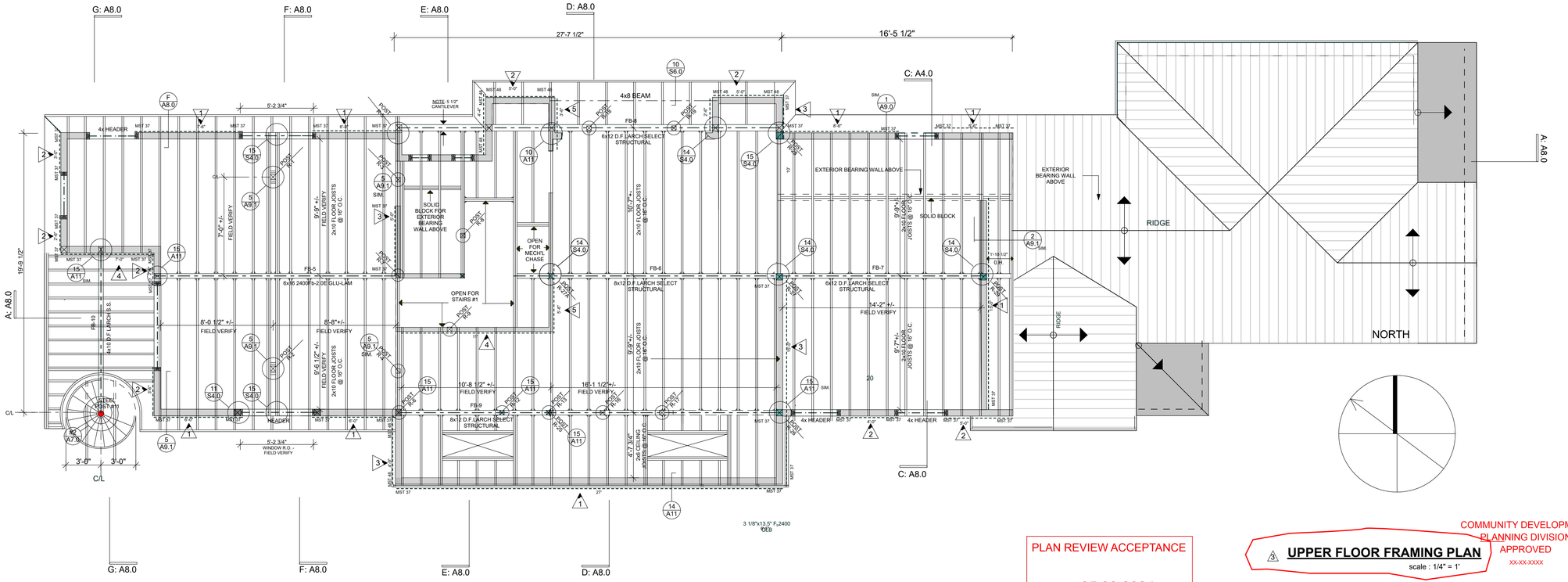

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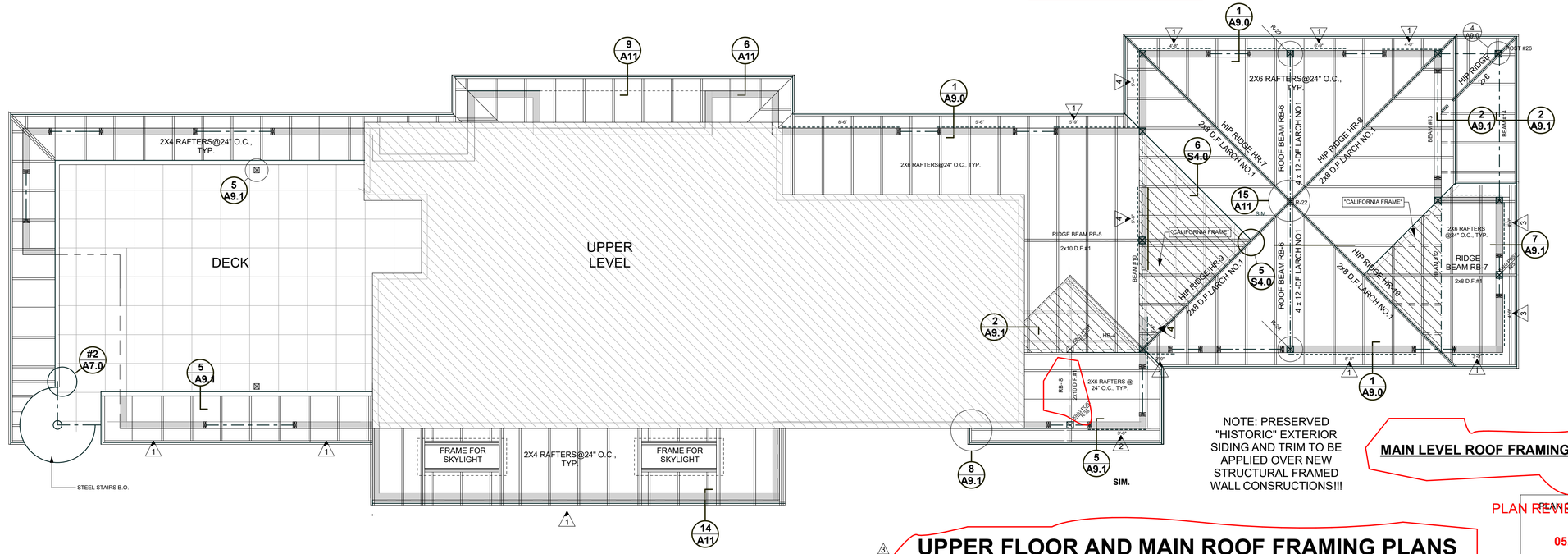
3 UPPER FLOOR FRAMING PLAN

scale : 1/4" = 1'



NOTE: PRESERVED "HISTORIC" EXTERIOR SIDING AND TRIM TO BE APPLIED OVER NEW STRUCTURAL FRAMED WALL CONSRUCTIONS!!!

MAIN LEVEL ROOF FRAMING PLAN

3 UPPER FLOOR AND MAIN ROOF FRAMING PLANS

scale : 1/4" = 1'

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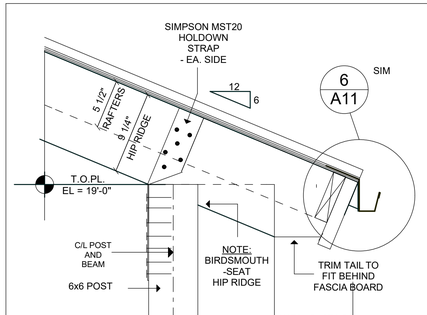
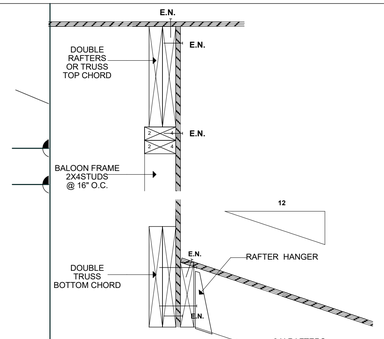
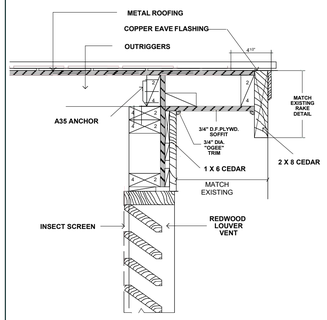


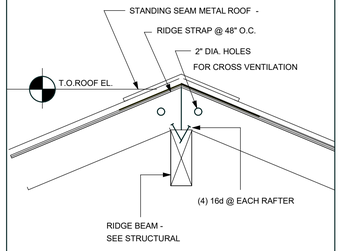
11 HIP RIDGE - POST CONNECTION
SCALE: 1 1/2" = 1'-0"



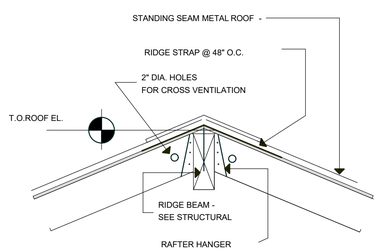
9 SHED ROOF CONNECTION
SCALE: 1 1/2" = 1'-0"



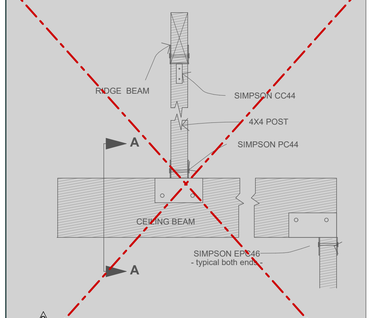
7 GABLE END VENT
SCALE: 1 1/2" = 1'-0"



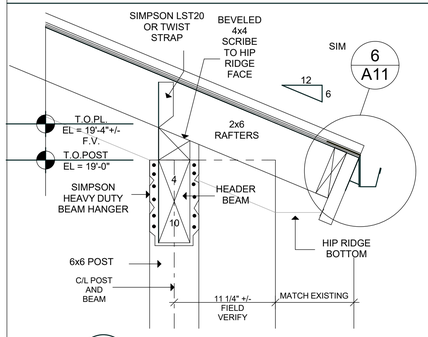
5 RIDGE BEAM DETAIL
SCALE: 1" = 1'-0"



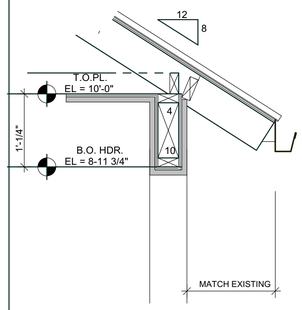
3 RIDGE BEAM DETAIL
SCALE: 1" = 1'-0"



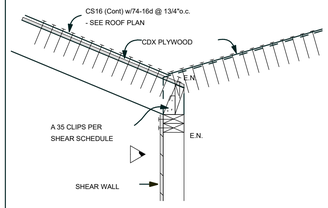
1 RIDGE BEAM / POST DETAIL
scale : 3/4" = 1'



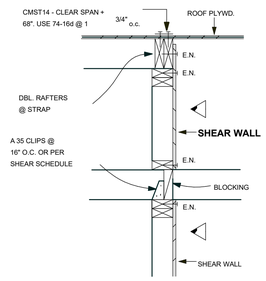
12 BEAM - POST CONNECTION
SCALE: 1" = 1'-0"



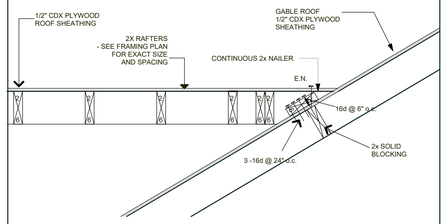
10 SHED ROOF
SCALE: 1" = 1'-0"



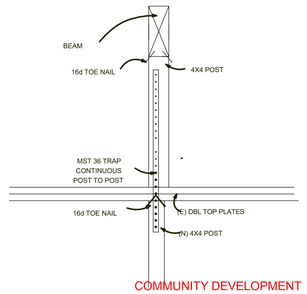
8 SHEAR DETAIL @ VALLEY
SCALE: 1" = 1'-0"



6 SHEAR DETAIL
SCALE: 1" = 1'-0"



4 "CALIFORNIA" FRAMING
SCALE: 1" = 1'-0"



2 RIDGE BEAM / POST DETAIL
scale : 3/4" = 1'

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APPLICANT

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UPPER ROOF FRAMING PLAN
scale : 1/4" = 1'

UPPER ROOF FRAMING / DETAILS

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DONALD A SCHALLOCK
NO. C-17,523
REN. 7-31-24
STATE OF CALIFORNIA

REVISION

ARBORIST'S REPORT

445 Los Gatos Boulevard | Tree Inventory, Assessment, and Protection Report | July 7, 2021

Observations

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: "A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).

The inventory contains four trees comprised of four different species with one Protected, no Large Protected ,and three Exempt (Table 1). The numbers are not in sequence but the tags are affixed to the trees for on site reference.

Table 1: Tree Inventory

coast live oak (*Quercus agrifolia*)	863	23	30	Protected
plum (*Prunus sp.*)	863	6	10	Except Fruit Tree
black walnut (*Juglans nigra*)	891	7	10	Except Fruit Tree
privet (*Ligustrum lucidum*)	890	Multi- 1	10	Except Species

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).

"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with BrightView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of $214.00.

The second part is to depreciate the tree's Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the "Condition Rating" section of this report. Functional limitations are based on factors associated with the tree's interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

One protected tree was appraised for a depreciated value of $4,090.00 using the Trunk Formula Technique.

Discussion

Condition

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

The coast live oak is in good condition with normal structure, foliar color, size, and density.

Expected Impact

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

The coast live oak will be moderately impacted and the ponding area will need to be reconfigured to avoid unnecessary harm. Coast live oak is not tolerant of wet or excessively moist soils. With that in mind the construction of the pond area and the long term affects of pooling water adjacent to the tree could be detrimental.

Conclusion

The plans indicate the existing house is to be demolished and a new residence and detached garage are to be constructed. The structures are all located outside six times the trunk diameter distance for a young tolerant coast live oak with the exception of the proposed "ponding area" adjacent to the tree and garage. There are 4 trees comprised of 4 different species with one Protected (coast live oak), no Large Protected, and three Exempt (plum, walnut, privet). The coast live oak is in good condition with normal structure, foliar color, size, and density. The tree will be moderately impacted and the ponding area will need to be reconfigured to avoid unnecessary harm. Coast live oak is not tolerant of wet or excessively moist soils. For this project the tree protection fence should be placed around the coast live oak #863 at a radius of 12 feet minimum, which is six times the trunk diameter radius. One Protected coast live oak was appraised for a depreciated value of $4,090.00 using the Trunk Formula Technique. Any tree pruning should be performed according to the *ISA Best Management Practices: Pruning (Third Edition)* (2019) and specified in writing by the tree care contractor in accordance with ANSI A300 Part 1 (2017).

Recommendations

1. Relocate the "ponding area".
2. Place tree protection fence around coast live oak #863 at a minimum radius of twelve feet. Place temporary irrigation within the tree protection zone and irrigate monthly with 220 gallons of water.
3. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans to create the required T-1 Sheet.
4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
5. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
6. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Appendix A: Tree Protection Guidelines

Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

1. **Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. **Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).

All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Warning
Tree Protection Zone

This Fence Shall Not Be Removed
And Is Subject To Penalty According To
Town Code 29.10.1025

Cuidado
Zona De Arbol Pretejido

Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

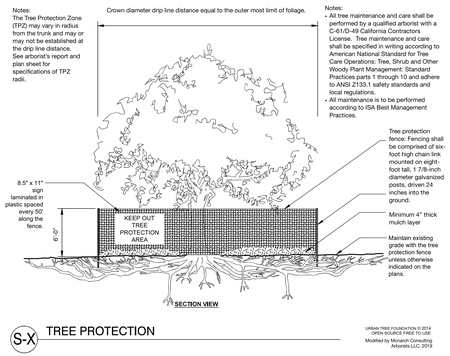
Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection

Typically there are three different tree protection schemes which are called Type I Type II and Type III trunk protection only. Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches. The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers.

For this project the tree protection fence should be placed around the coast live oak #863 at a radius of 12 feet minimum, which is six times the trunk diameter radius.



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE-FREE TO USE
Modified by Monarch Consulting Arborists LLC 2019

GENERAL NOTES:
1. NO IRRIGATED LANDSCAPING INCLUDED IN THIS PROJECT;
2. TREE FENCING TO BE INSTALLED WITH PICTURES UPLOADED TO TOWN OF LOS GATOS WEBSITE PRIOR TO PERMIT ISSUANCE.

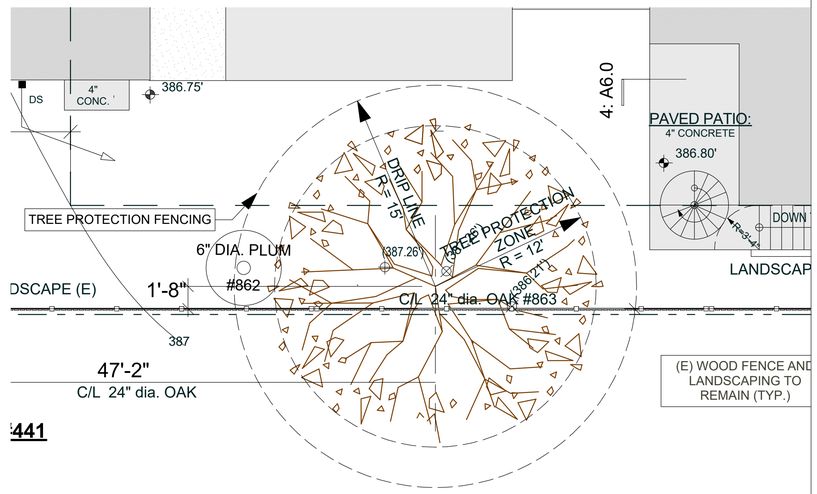
PLAN REVIEW ACCEPTANCE

05.03.2024

Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
xx-xx-xxxx

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.



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PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

ARBORIST INSTRUCTIONS

NOVEMBER 2022

REVISED:

2. January 2024
3. April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
445 Los Gatos Blvd., Los Gatos, CA 95032

don schallock
Architect AIA
ARCHITECTURE by design

ARCHITECT'S STAMP

PLAN CHECK STAMP

PAGE
T-1
OF ONE

REVISION

REVISED:
1. October 2023
2. January 2024
3. April 2024

ENGINEER'S STAMP

NGUYEN RESIDENCE
REMODEL & ADDITION
445 Los Gatos Blvd., Los Gatos, CA 95032

don schallock
Architect AIA
ARCHITECTURE by design

PAGE ONE
T-24
OF TWO

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 1 of 14)**

Project Name: Nguyen Residence
Calculation Date/Time: 2023-10-24T15:07:05-07:00
Calculation Description: Title 24 Analysis
Input File Name: 0210679 Nguyen Residence (10-2023).ribd19x

GENERAL INFORMATION

01	Project Name	Nguyen Residence			
02	Run Title	Title 24 Analysis			
03	Project Location	445 Los Gatos Blvd			
04	City	Los Gatos	05	Standards Version	2019
06	Zip code	95032	07	Software Version	EnergyPro 8.3
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	45
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition/Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	2015	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	853	17	Fenestration Average U-factor	0.38
18	Total Cond. Floor Area (ft²)	2868	19	Glazing Percentage (%)	20.24%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	33.44	29.26	4.18	12.5
Space Cooling	18.66	20.09	-1.43	-7.7
IAQ Ventilation	3.41	3.41	0	0
Water Heating	10.99	12.56	-1.57	-14.3
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**66.5**	**65.32**	**1.18**	**1.8**

Registration Number: 221-P010180196E-000-000-0000000-0000 — Registration Date/Time: 2023-10-24 16:57:36 — HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.2.000 — Schema Version: rev 20200901 — Report Generated: 2023-10-24 15:09:35

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REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ducts in crawl space
- Recirculating with demand control, push button

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Indoor air quality ventilation
- Kitchen range hood
- Verified Existing Conditions

Cooling System Verifications:
- Minimum Airflow
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Nguyen Residence	2868	1	4	3	0	2

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Water Heating System 2
Existing Main Level	Conditioned	HVAC System1	853	10.1	DHW Sys 1	N/A
Addition Main Level	Conditioned	HVAC System1	1245	10.1	DHW Sys 1	N/A

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 3 of 14)**

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ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Water Heating System 2
Upper Level	Conditioned	HVAC System2	770	9.7	DHW Sys 3	N/A

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
Front Wall	Existing Main Level	R-19 Wall	45	Front	490	56.8	90	none	Altered	Yes
Left Wall	Existing Main Level	R-19 Wall	135	Left	295	69.5	90	none	Altered	Yes
Rear Wall	Existing Main Level	R-19 Wall	225	Back	490	82.4	90	none	Altered	Yes
Right Wall	Existing Main Level	R-19 Wall	315	Right	55.5	0	90	none	Altered	Yes
Front Wall 2	Addition Main Level	R-19 Wall	45	Front	520	120.3	90	none	New	n/a
Left Wall 2	Addition Main Level	R-19 Wall	135	Left	70	0	90	none	New	n/a
Rear Wall 2	Addition Main Level	R-19 Wall	225	Back	520	26.4	90	none	New	n/a
Right Wall 2	Addition Main Level	R-19 Wall	315	Right	365	72	90	none	New	n/a
Front Wall 3	Upper Level	R-19 Wall	45	Front	384	58.2	90	none	New	n/a
Left Wall 3	Upper Level	R-19 Wall	135	Left	168	9.3	90	none	New	n/a
Rear Wall 3	Upper Level	R-19 Wall	225	Back	384	58.7	90	none	New	n/a
Right Wall 3	Upper Level	R-19 Wall	315	Right	168	10.1	90	none	New	n/a
Interior Surface	Addition Main Level	R-0 Wall1	n/a	n/a	10	0	n/a		New	No

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OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
Roof 2	Existing Main Level	R-30 Roof Attic 8:12	n/a	n/a	721	n/a	n/a		Altered	No
Roof 3	Addition Main Level	R-30 Roof Attic 6:12	n/a	n/a	170.3	n/a	n/a		New	n/a
Roof 4	Upper Level	R-30 Roof Attic 6:12	n/a	n/a	680	n/a	n/a		New	n/a
Raised Floor	Existing Main Level	R-19 Floor Crawlspace	n/a	n/a	853	n/a	n/a		Altered	No
Raised Floor 2	Addition Main Level	R-19 Floor Crawlspace	n/a	n/a	1245	n/a	n/a		New	n/a
Interior Surface 2	Upper Level	R-0 Floor No Crawlspace	n/a	n/a	770	n/a	n/a		New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft²)	07 Skylight Area (ft²)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof	12 Status	13 Verified Existing Condition	14 Existing Construction
Roof	Addition Main Level	R-30 Roof Attic 6:121	180	n/a	16.8	16.7	8	0.1	0.85	No	New	n/a	
Flat Roof	Addition Main Level	R-30 Roof No Attic	180	n/a	470	0	0.2	0.1	0.85	No	New	n/a	
Vaulted Roof	Upper Level	R-30 Roof No Attic	180	n/a	90	0	6	0.1	0.85	No	New	n/a	

ATTIC

01 Name	02 Construction	03 Type	04 Roof Rise (x in 12)	05 Roof Reflectance	06 Roof Emittance	07 Radiant Barrier	08 Cool Roof	09 Status	10 Verified Existing Condition
Attic Existing Main Level	Attic RoofExisting Main Level	Ventilated	8	0.1	0.85	No	No	Existing	No
Attic Addition Main Level	Attic RoofAddition Main Level	Ventilated	8	0.1	0.85	No	No	New	n/a

Registration Number: 221-P010180196E-000-000-0000000-0000 — Registration Date/Time: 2023-10-24 16:57:36 — HERS Provider: CalCERTS Inc.
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ATTIC

01 Name	02 Construction	03 Type	04 Roof Rise (x in 12)	05 Roof Reflectance	06 Roof Emittance	07 Radiant Barrier	08 Cool Roof	09 Status	10 Verified Existing Condition
Attic Upper Level	Attic Roof/Upper Level	Ventilated	6	0.1	0.85	No	No	New	n/a

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
Window	Window	Front Wall	Front	45			1	14.2	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 2	Window	Front Wall	Front	45			1	14.2	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 3	Window	Front Wall	Front	45			1	14.2	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 4	Window	Front Wall	Front	45			1	14.2	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Door&Sidelites	Window	Left Wall	Left	135			1	47.8	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 5	Window	Left Wall	Left	135			1	14.2	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 6	Window	Left Wall	Left	135			1	7.5	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 7	Window	Rear Wall	Back	225			1	14.2	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 8	Window	Rear Wall	Back	225			1	14.2	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 9	Window	Rear Wall	Back	225			1	10	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 10	Window	Rear Wall	Back	225			1	11.7	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 11	Window	Rear Wall	Back	225			1	8.3	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Door	Window	Rear Wall	Back	225			1	24	0.38	NFRC	0.28	NFRC	Bug Screen	Altered	No
Window 12	Window	Front Wall 2	Front	45			1	9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 13	Window	Front Wall 2	Front	45			1	9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 14	Window	Front Wall 2	Front	45			1	9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 15	Window	Front Wall 2	Front	45			1	5.3	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 16	Window	Front Wall 2	Front	45			1	5.3	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Door&Sidelites 2	Window	Front Wall 2	Front	45			1	82.7	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a

Registration Number: 221-P010180196E-000-000-0000000-0000 — Registration Date/Time: 2023-10-24 16:57:36 — HERS Provider: CalCERTS Inc.
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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 6 of 14)**

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FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
Window 17	Window	Rear Wall 2	Back	225			1	13.2	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 18	Window	Rear Wall 2	Back	225			1	13.2	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Door 2	Window	Right Wall 2	Right	315			1	48	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Door 3	Window	Right Wall 2	Right	315			1	24	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 19	Window	Front Wall 3	Front	45			1	10.1	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 20	Window	Front Wall 3	Front	45			1	10.1	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 21	Window	Front Wall 3	Front	45			1	10.1	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 22	Window	Front Wall 3	Front	45			1	10.1	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 23	Window	Front Wall 3	Front	45			1	8.9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 24	Window	Front Wall 3	Front	45			1	8.9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 25	Window	Left Wall 3	Left	135			1	9.3	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 26	Window	Rear Wall 3	Back	225			1	9.8	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 27	Window	Rear Wall 3	Back	225			1	9.8	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 28	Window	Rear Wall 3	Back	225			1	8.9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 29	Window	Rear Wall 3	Back	225			1	8.9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Door 4	Window	Rear Wall 3	Back	225			1	21.9	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Window 30	Window	Right Wall 3	Right	315			1	10.1	0.38	NFRC	0.28	NFRC	Bug Screen	New	n/a
Skylights	Skylight	Roof		180			1	16.7	0.42	NFRC	0.32	NFRC	None	New	n/a

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OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.347	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Exterior Finish: 3 Coat Stucco
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof Attic 6:121	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.042	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x4 Inside Finish: Gypsum Board
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.039	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x8 Inside Finish: Gypsum Board
R-0 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.644	Inside Finish: Gypsum Board Other Side Finish: Gypsum Board
Attic Roof/Existing Main Level	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic Roof/Addition Main Level	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

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OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Attic Roof/Upper Level	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R-30 Roof Attic 8:12	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-30 Roof Attic 6:12	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.644	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFM50
Not Required	Not Required	Not Required	

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WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name (#)	05 Solar Heating System	06 Compact Distribution	07 HERS Verification	08 Status	09 Verified Existing Condition	10 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 1 (1)	n/a	None	n/a	New	NA	
DHW Sys 3	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 3 (1)	n/a	None	n/a	New	NA	

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Energy Factor or Efficiency	07 Input Rating or Pilot	08 Tank Insulation R-value (Int/Ext)	09 Standby Loss or Recovery Eff.	10 1st Hr. Rating or Flow Rate	11 NEEA Heat Pump Brand or Model	12 Tank Location or Ambient Condition	13 Status	14 Verified Existing Condition
DHW Heater 1	Gas	Consumer Storage	1	50	0.65-UEF	<= 75 kBtu/hr	0	78	80 gal	n/a	n/a	New	
DHW Heater 3	Gas	Commercial Storage	1	100	0.9-TE	> 76 kBtu/hr	0	0.001000	n/a	n/a	n/a	New	

RECIRCULATION LOOPS

01 Water Heating System Name	02 Number of Recirculation Loops	03 Loop Insulation Thickness (in)	04 Recirculation Loop Location	05 Recirculation Pump Power (W)
DHW Sys 1	1	0	Unconditioned	0
DHW Sys 3	1	0	Unconditioned	0

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WATER HEATING - HERS VERIFICATION

01 Name	02 Pipe Insulation	03 Parallel Piping	04 Compact Distribution	05 Compact Distribution Type	06 Recirculation Control	07 Central DHW Distribution	08 Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DHW Sys 3 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Cooling Unit Name	05 Fan Name	06 Distribution Name	07 Required Thermostat Type	08 Status	09 Verified Existing Condition	10 Heating Equipment Count	11 Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	No	1	1
HVAC System2	Heating and cooling system other	Heating Component 2	Cooling Component 2	HVAC Fan 2	Air Distribution System 2	Setback	New	No	1	1

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-90
Heating Component 2	Central gas furnace	1	AFUE-90

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HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency EER/CEER	05 Efficiency SEER	06 Zonally Controlled	07 Multi-speed Compressor	08 HERS Verification
Cooling Component 1	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool
Cooling Component 2	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 2-hers-cool

HVAC COOLING - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER	05 Verified SEER	06 Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Not Required
Cooling Component 2-hers-cool	Required	350	Not Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value Supply	05 Duct Ins. R-value Return	06 Duct Location Supply	07 Duct Location Return	08 Surface Area Supply	09 Surface Area Return	10 Bypass Duct	11 Duct Leakage	12 HERS Verification	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts 40 ft
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-6	R-6	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a	n/a	n/a
Air Distribution System 2	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a	n/a	n/a

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HVAC DISTRIBUTION - HERS VERIFICATION

01 Name	02 Duct Leakage Verification	03 Duct Leakage Target (%)	04 Verified Duct Location	05 Verified Duct Design	06 Buried Ducts	07 Deeply Buried Ducts	08 Low-leakage Air Handler	09 Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01 Name	02 Verified Fan Watt Draw	03 Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45
HVAC Fan 2-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01 Dwelling Unit	02 IAQ CFM	03 IAQ Watts/CFM	04 IAQ Fan Type	05 IAQ Recovery Effectiveness - SRE	06 IAQ Recovery Effectiveness - ASRE	07 HERS Verification
SFam IAQVentRpt	115	0.35	Exhaust	n/a	n/a	Yes

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REVISION

CERTIFICATE OF COMPLIANCE

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HERS RATER VERIFICATION OF EXISTING CONDITIONS

OPAQUE SURFACES - VERIFIED AND ALTERED

01	02	03	04	05
Name	Zone	Existing Construction	Surface Type	Total Cavity R-value
Front Wall	Existing Main Level	R-0 Wall	Wood Framed Wall	No insulation
Left Wall	Existing Main Level	R-0 Wall	Wood Framed Wall	No insulation
Rear Wall	Existing Main Level	R-0 Wall	Wood Framed Wall	No insulation
Right Wall	Existing Main Level	R-0 Wall	Wood Framed Wall	No insulation

CalCERTS, Inc. HERS PROVIDER

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Adam Bailey	Adam Bailey
Company: FRI Energy Consultants, LLC.	Signature Date: 2023-10-24 16:57:36
Address: 5770 Winfield Boulevard #15	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: San Jose, CA 95123	Phone: 408-866-1620

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Adam Bailey	Adam Bailey
Company: FRI Energy Consultants, LLC.	Date Signed: 2023-10-24 16:57:36
Address: 5770 Winfield Boulevard #15	License: N/A
City/State/Zip: San Jose, CA 95123	Phone: 408-866-1620

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.* (01/2020)

Building Envelope Measures:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zone 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.*

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System Measures:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use". a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning cuct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testig is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

Pool and Spa Systems and Equipment Measures:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting Measures:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.

Solar Ready Buildings:

§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.'.
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.'
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.'
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

PLAN REVIEW ACCEPTANCE
05.03.2024
Susan O'Brien

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
xx-xx-xxxx

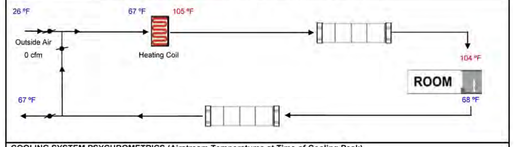
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Nguyen Residence
System Name: HVAC System
Floor Area: 2,098

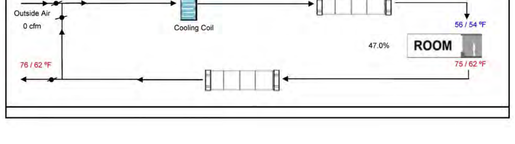
ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1						
Heating System							
Output per System	40,000	Total Room Loads	1,016	21,019	885	665	25,332
Total Output (Btuh)	40,000	Return Vented Lighting		0			1,380
Output (Btuh/sqft)	19.1	Return Air Ducts		659			1,380
Cooling System		Return Fan		0			0
Output per System	24,000	Ventilation	0	0	0	0	0
Total Output (Btuh)	24,000	Supply Fan		0			0
Total Output (Tons)	2.0	Supply Air Ducts		659			1,380
Total Output (Btuh/sqft)	11.4						
Total Output (sqft/Ton)	1,049.0	TOTAL SYSTEM LOAD		22,336	885		28,092
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Furnace - A/C		22,662	0		40,000
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		22,682	0		40,000
Outside Air (cfm/sqft)	0.00						

Note: values above given at ARI conditions | TIME OF SYSTEM PEAK | Aug 3 PM | Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

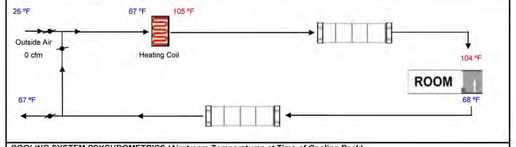
Project Name: Nguyen Residence
System Name: HVAC System
Floor Area: 770

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL

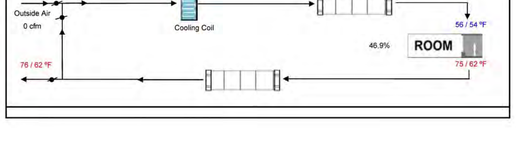
ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1						
Heating System							
Output per System	40,000	Total Room Loads	358	7,312	325	212	8,099
Total Output (Btuh)	40,000	Return Vented Lighting		0			0
Output (Btuh/sqft)	51.9	Return Air Ducts		332			450
Cooling System		Return Fan		0			0
Output per System	24,000	Ventilation	0	0	0	0	0
Total Output (Btuh)	24,000	Supply Fan		0			0
Total Output (Tons)	2.0	Supply Air Ducts		332			450
Total Output (Btuh/sqft)	31.2						
Total Output (sqft/Ton)	385.0	TOTAL SYSTEM LOAD		7,975	325		8,998
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Furnace - A/C		22,704	0		40,000
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		22,704	0		40,000
Outside Air (cfm/sqft)	0.00						

Note: values above given at ARI conditions | TIME OF SYSTEM PEAK | Aug 3 PM | Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



BASEMENT HAS BEEN ELIMINATED

2 TITLE 24 REPORT - PART TWO

JANUARY 2024

PLAN REVIEW APPROVAL
05.23.2024
TOWN OF LOS GATOS
BUILDING DIVISION

PLAN CHECK

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